

EAST ARGENT TRACT

PLANNED DEVELOPMENT DISTRICT
and
CONCEPTUAL MASTER PLAN

Jasper County, South Carolina

Prepared For:

JPR Properties, LLC

Submitted to:

The City of Hardeeville

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FINAL
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AMMENDED
EAST ARGENT TRACT
PLANNED DEVELOPMENT DISTRICT
AND
CONCEPTUAL MASTER PLAN

SECTION I:

INTRODUCTION AND NARRATIVE

The East Argent Tract Planned Development Development (PDD) is located within The Argent Tract in Jasper County, South Carolina with frontage on South Carolina Highway 141. The property comprising the PDD consists of five separate parcels known as East Argent Parcel A, East Argent Parcel B, the Great Swamp Tract, East Argent Tract 2 and 278 Parcels 1 and 2. The parcels comprising the East Argent Tract PDD are owned by International Paper Realty Corporation ("Owner"), its successors or assigns.

Through the Intergovernmental Agreement between Jasper County, and the cities of Hardeeville and Ridgeland adopted February 8, 2005, both Jasper County and the City of Hardeeville ("City") have recommended that the East Argent Tract be annexed into the City of Hardeeville. The applicant is therefore pursuing a PDD, Development Agreement and annexation petition through the City of Hardeeville. JPR Properties, LLC is under contract to purchase the property from International Paper pending approval of the PDD, Development Agreement and annexation petition with the City of Hardeeville.

A. THE PROPERTY

1. The East Argent Tract PDD is located in Jasper County and is bounded by the western boundary of the great swamp, on the north by the Okatie Club, on the south by Jasper County Highway 141 and on the east by several individually owned parcels. The property has approximately 5,100 feet of frontage on Jasper County Highway 141. The two 278 parcels have approximately 3,300 feet of frontage on U.S. 278. The Highway 170 Tract has approximately 1,940 feet of frontage along SC 170. Exhibit C depicts the boundary of the subject property.
2. The PDD consists of approximately 7,351 acres including approximately 4,633 acres of uplands and approximately 2,718 acres of freshwater wetlands. The property does not have critical area or frontage on salt marsh nor creeks. Exhibit D shows the freshwater wetlands on the site. The wetland delineation was verified by the U.S. Army Corps of Engineers as evidenced by their letters included with Exhibit D.

3. Exhibit C depicts the East Argent Tract boundary. The land surrounding the East Argent Tract property is predominantly undeveloped. Bordering the East Argent Tract is the 485 acre Peninsula Tract which was rezoned in 2004 as a Planned Development District through Jasper County. There is also a recently constructed roadway, New River Parkway, which extends to the southern boundary of the property from SC highway 141 through land owned by KSEE, LLC. There is an abandoned railroad bed, 100 feet in width that contains a permanent 30 foot wide utility easement. The SC 170 Tract has frontage on its eastern boundary which is opposite a portion of the existing Oldfield development.
4. Exhibit E depicts topographic information for the East Argent Tract. International Paper Realty Corporation contracted with Thomas & Hutton Engineering Company to produce Light Detection and Ranging (LiDaR) Topography for the entire Argent Tract. Elevations on the site range from 10 feet above mean sea level at the bottom of the New River Swamp wetlands to 25 feet above mean sea level in the upland areas. Exhibit E also depicts the FEMA flood zones on the property which range from Zone A near the wetland areas which are areas of 100 year food with no base flood elevations determined and Zone C which are areas of minimal flooding. Reverification/extension of the wetlands certification with the Army Corps of Engineers and S.C. Department of Health and Environmental Control is ongoing at this time.

B. PLANNED DEVELOPMENT DISTRICT AND DEVELOPMENT AGREEMENT PROCESS

1. The Planned Development District (PDD) was adopted by the City of Hardeeville to permit and encourage the effective, efficient, and economical development of large tracts of land that are in the best interests of the long range development plans of the City. The PDD application will be accompanied by a Development Agreement the intent of which is to protect the rights and entitlements specified in the PDD for the property from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the PDD or in any way hinder, restrict, or prevent the development of the project. The Development Agreement will provide reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State. The Development Agreement is being made and entered between Owner and the City, under the terms of the Act, for the purpose of providing assurances to the Owner that it may proceed without encountering future changes in law which would materially affect the ability to develop under the plan, and for the purpose of providing important protection to the natural environment and long term financial stability and a viable tax base to the City of Hardeeville and Jasper County.

2. It is the intention of the Owner (or in concert with other developers or interested parties) to engage in joint planning and financing of public infrastructure for the mutual benefit of the City of Hardeeville and the Owner. The aforementioned are details to be included in the Conceptual Master Plan, Development Agreement or other significant document as mutually agreed to by the City of Hardeeville and the Owner.

C. CONCEPTUAL MASTER PLAN

It is anticipated that the East Argent Tract Property will be developed over a period of twenty to thirty years or more, in accordance with the Conceptual Master Plan as set forth in this document and as the same may be supplemented by subsequent master and development plans submitted pursuant to the provisions of this PDD. The Conceptual Master Plan sets forth the general scope of the development including number of units, phasing, development standards, open space and other issues. In addition to the Conceptual Master Plan, development of the Property is controlled by other provisions of the PDD and further governed by the Development Agreement between the Owner and the City of Hardeeville.

The goal of the PDD is to produce a high quality, mixed use development that raises the quality of life and development standards in the area while anticipating the future needs for education, culture, commerce, housing, and services. The tract of land provides an opportunity for a mix of land uses that will be developed over a period of time. The PDD designation is necessary to accommodate the mix of land uses, a pedestrian friendly environment, a strong community atmosphere, an environmentally sensitive plan and provide for the responsible planning and development of the property over time.

The East Argent Tract Conceptual Master Plan, prepared by Wood & Partners, Inc., (refer to Exhibit B) shows a general roadway layout and a mixed use community showing areas designated for commercial use and residential use. Proposed land uses in the development are detailed under Section 2-Land Use Designation and Definitions.

The Conceptual Master Plan seeks to maintain open space requirements set forth in the Hardeeville MZDO dated March 20, 2003, as amended through the date of the approval of this PDD("MZDO") amendment. The open space and amenities will be owned and maintained by the Owner, homeowner's association(s), or other legally designated entity. Property deeded to a governmental entity becomes the maintenance responsibility of that entity, or as otherwise outlined in the Development Agreement.

The Conceptual Master Plan and the provisions of this PDD will constitute the zoning for the Property and a waiver from the current Hardeeville codes and regulations where differences occur. The Conceptual Master Plan may introduce land uses that do not exist in current zoning documents.

The provisions of the Development Agreement and the Conceptual Master Plan shall apply to development in the East Argent Tract PDD. In the event of a conflict, the hierarchy of documents is the 1) Development Agreement; 2) the PDD and Conceptual Master Plan; 3) Design Regulations as described at Section II.D.23 herein and the Master Sign Program attached as Exhibit L; 4) US Highway 278 Corridor Review Board standards, as may be modified by the PDD; and 5) the MZDO. In the event of an omission, the MZDO shall govern. To the extent of ambiguity, the parties shall attempt to review same consistent with the terms of the Development Agreement, this PDD and the MZDO.

D. ENVIRONMENTAL PROTECTION

1. Environmental protection is a priority for the applicant. As part of the development process, East Argent Tract developers will meet or exceed the stormwater management requirements of Hardeeville, except as modified by the provisions of this PDD, and the then existing requirements of South Carolina Department of Health's Office of Ocean and Coastal Resource Management (OCRM).
2. The Owner will prepare stormwater management plans for each master planned community as it is developed in accordance with a stormwater drainage master plan to be prepared by a professional engineering firm licensed by the State of South Carolina prior to the development of any parcel. The stormwater drainage master plan will address the hydrological characteristics of the entire site, as well as adjacent drainage patterns of relative importance. The plan will address pre-development conditions and post-development stormwater management for flood control and sediment reduction. This plan will also address storm water quality through the use of several types of BMP's (as established by the stormwater standards of the MZDO and then applicable state and federal governmental regulations) to enhance water quality and protect the surrounding freshwater wetlands.
3. Freshwater wetlands on the property are typical of the South Carolina Lowcountry. Approximately thirty-seven (37) percent of the site consists of freshwater wetlands, including a significant portion of the Great Swamp. A copy of the wetlands delineation plan and verification letter from the US Army Corps of Engineers is included as Exhibit D. Verification/extension of the delineation is ongoing at this time.
4. On-site wetland impacts resulting from the development of the East Argent Tract will be permitted jointly through the U.S. Army Corps of Engineers and the Office of Ocean and Coastal Resource Management a division of the South Carolina Department of Health and Environmental Control. All impact mitigation will meet or exceed state or federal standards then in effect.

E. CULTURAL AND HISTORICAL RESOURCES

As part of a comprehensive study of the property, an intensive cultural and historical resources survey was conducted by Brockington & Associates in October 2002 for the entire East Argent Tract, including land comprising the previously approved Peninsula Tract PDD. Their final report was published in 2003. The survey concluded that of the 14 archeological sites and five isolated finds identified on the property, none were recommended for inclusion to the National Register of Historic Places. A copy of this document is included as Exhibit I. An intensive cultural and historical resources survey is underway for the SC 170 Tract. No requirements in connection with historical or cultural resources pertaining to the Property, other than as may be required by the State of South Carolina in accordance with applicable law, shall be imposed on the Property.

F. WATER AND SEWER SERVICE

Water and sewer service will be provided to any development in the East Argent Tract by Beaufort Jasper Water and Sewer Authority or other governmental utility provider in accordance with BJWSA's agreement of consolidation and transfer with the City of Hardeeville. Planning for the water and sewer systems will commence at the time of Development Agreement and Planned Development District Approval by the City. Preliminary discussions with Beaufort-Jasper Water and Sewer Authority (BJWSA) indicate a willingness to serve the property. BJWSA operates and maintains water and sewer systems within their service area upon completion by the developer and acceptance by the Authority.

G. UTILITY SERVICE

1. The East Argent Tract is in the service territory of Palmetto Electric Cooperative, Inc. for electrical power. The Owner will coordinate with Palmetto Electric regarding planning for the East Argent Tract.
2. Hargray or other licensed provider will provide telephone service to the East Argent Tract. The Owner will coordinate with the provider regarding planning for the East Argent Tract. All servicing will be via fiber optics cable to include broadband capability.
3. Other Utility services shall be provided by legally established entities at the discretion of the Owner, provided such are in accordance with the franchising ordinances/licensing with the City.
4. Utilities must be underground, except as reasonably necessary for above ground support facilities.

H. ROADWAYS AND TRAFFIC

1. There are four public roads contiguous to the East Argent Tract, US 278, SC Highway 141, Jasper Station Road and SC 170, and are under the jurisdiction of South Carolina Department of Transportation (SCDOT) regarding access, construction, improvements and maintenance. Establishing safe and reasonable ingress and egress for the property is a priority for the Owner, SCDOT, and the City of Hardeeville. Full access shall be defined as access which allows any and all possible vehicular traffic movements into and out of the development. Limited access shall be defined as access which limits the movement of traffic into and out of a development (i.e. right-in-right-out only).
2. Ingress and egress for the property to SC 141 will be provided by a combination of existing and proposed access points. The existing New River Parkway will provide access to the center of the Community Commercial Tract. Where the Southern Tract is adjacent to the SC 141 right of way, two new full access points will be constructed to supplement the two existing accesses, as generally shown on the Conceptual Master Plan map. The new, southwesternmost full access point will align with the existing full access point approved for Sun City. Additional access points may be allowed provided they are consistent with the future access management plan currently being developed by the City. A traffic analysis must be provided that demonstrates the additional access point met the applicable City of Hardeeville and SCDOT access management plans. These accesses may be relocated to accommodate traffic modeling information, site specific characteristics, and adjacent land uses as part of a traffic management plan. There may be a full access located at the intersection of the abandoned railroad bed and SC 141. To the most reasonable extent possible, planning, design and construction of these accesses will be accomplished in a manner consistent with the future widening of Jasper County 141. Ingress and egress to US 278 may be provided by three full access points located at the existing median breaks, consistent with SCDOT's original access plan implemented with the construction of US 278. Traffic signals shall be installed, if warranted, by the Owner or with funding, if any, as outlined in the Development Agreement. Additional access may be provided by right-in/right-out accesses with no median breaks on US 278. Frontage roads will be used to the maximum practical extent to lessen the need for access points on major roads. Ingress and egress to Jasper Station Road will be located where the end of the existing roadway terminates at the East Argent property boundary as shown on the Conceptual Master Plan. Additionally, a minimum of four accesses may be constructed from the north side of Jasper Station Road to the East Argent Tract as shown on the Conceptual Master Plan. Such communities in East Argent Tract abutting Jasper Station Road shall utilize Jasper Station Road as a secondary access point to promote traffic distribution. Ingress and egress for the property to SC 170 will be provided by two full access points. The northernmost full access will align with the existing Oldfield full access and median break. Additional access may be allowed on SC 170 provided

they are consistent with the future access management plan. The access point locations described above are preliminary and may be relocated based on Master Plan approval. Planning, design and construction of these accesses will be accomplished in a manner consistent with SCDOT standards, traffic impact assessment or PDD standards, whichever are applicable. Typical roadway sections will be submitted for review at Master Plan approval stage.

3. Potential access across the jurisdictional wetlands surrounding adjacent tracts may be allowed if approved by OCRM and the U.S. Army Corps of Engineers. Road linkages to adjacent properties may include impacts to jurisdictional wetlands.
4. The East Argent Tract PDD shall have roads designed to the standards of SCDOT, Public roadway construction will be in accordance with SCDOT standards unless otherwise agreed at Master Plan Approval, and private roadways shall be in accordance with SCDOT standards (or other engineering standards reasonably acceptable to the City engineer). Roadway cross sections will be submitted for review at time of Master Plan approval. Interconnectivity to other tracts of land will be considered and addressed at time of Master Plan approval, however consideration will be given to avoidance of negatively affecting the value of the properties and impeding intended development. Public access into or across private development will not be required.
6. The East Argent Tract PDD may have roads designed with funding as outlined in the Development Agreement. Roads indicated on the Conceptual Master Plan are subject to modification at the time of each Parcel's Development Plan approval based upon specific soil conditions, environmental concerns, physical constraints and design parameters.
7. The Owner shall have the right to design and construct upon obtaining permits from applicable governmental authorities the loop roadway designated on the Conceptual Master Plan as the Central Loop Road, provided such design is in conformance with and capable of absorbing the traffic loading created by the Property. The Central Loop Road is proposed to be designed and constructed as a four-laned limited access arterial roadway with appropriate turn storage and with divided landscaped median located within a right-of-way of at least 150 feet in width and in accordance with the road design standard to be approved at Master Plan submittal for such portion of the Central Loop Road then being constructed. The 150 foot right of way is being provided (without charge for the land comprising such 150 right-of-way) to accommodate future road widenings that may be appropriate due to increase traffic loading resulting from off-Property impacts, with funding and responsibility for such widening and improvements to be the responsibility of the City or other governmental entity(ies). In connection with the construction of such four (4) lanes of Central Loop Road, the Owner shall be required to construct two twelve foot wide travel lanes side by side, if all four lanes are not built concurrently The Owner shall construct such Central Loop Road (which may be completed in phases) and, upon completion of portions of such Central Loop Road, will dedicate road and right-of-way to the City (or other governmental authority). The Owner shall install landscaping in a manner consistent with the landscape plan submitted by Owner and approved by the City, and an Association shall be established which shall

have the perpetual maintenance obligation for maintaining the landscaping located within such Central Loop Road. Dedication of the Central Loop Road to the City of Hardeeville shall be in accordance with the provisions of the Development Agreement.

8. The East Argent Tract PDD shall provide roadway linkage of major land use areas including internal linkage to commercial and recreational uses. Certain areas within the East Argent PDD in whole or in part may be developed as private roads with access restricted and/or gated appropriately at Owners discretion. Sidewalks shall be provided in the East Argent Tract PDD in appropriate locations. The frequency and location of sidewalks shall be established based upon anticipated pedestrian usage within, and between land uses in addition to the proposed traffic loads of adjacent roads. A master sidewalk plan, including design criteria governing sidewalk placement, shall be submitted and approved as part of the Master Plan submittal.. Direct connectivity by roads, sidewalks, or non-vehicular pathways through private subdivisions is not required, although encouraged to be determined at time of Master Plan.
9. Notwithstanding the provisions of subsection 5 hereof, roadway design standards may be modified to reduce environmental impacts and increase tree preservation provided safety concerns are not compromised. To protect and preserve significant trees, such design is hereby encouraged.

I. TREE PRESERVATION AND REPLACEMENT

The minimum allowable post development tree coverage for all development shall be 15 trees, two and one-half inches dbh (diameter breast height) or larger, per acre within the area of the Master Plan. Preserved wetlands and buffers can not be used to meet the requirement.

In those cases where the minimum allowable tree coverage cannot be met by preservation within the area of the Master Plan, replacement trees shall be planted to meet the 15 tree per acre requirement. Replacement trees must be planted within the boundaries of the area of the Master Plan. Replacement trees may also be provided by identifying existing hardwood trees between 2.5 inches and 7 inches in diameter of the same type being removed that will be preserved. These trees must be identified by a tree survey and may be located within the PDD. Notwithstanding anything to the contrary above, all development must comply at a minimum with the landscaping requirements of Exhibit K.

J. PARKING

The total number of required parking spaces for all land uses allowed herein shall conform to sections 5.8 through 5.10 of the Town of Hardeeville MZDO. Modulation of those standards may be allowed provided the applicant furnishes actual documentation that the new standard meets the parking needs of the proposed land use and the City agrees at Master Plan approval.

K. STORMWATER MANAGEMENT

The East Argent Tract PDD shall conform to all of the Stormwater Management Provisions of the Hardeeville MZDO, and applicable state and federal requirements. The design storm used for all stormwater design within the PDD shall be a 25 year storm event, except for Central Loop Road, which must meet fifty year storm event design. Sufficient stormwater best management practices will be employed in the development of the PDD to ensure runoff leaving the site does not degrade water quality within the Great Swamp.

SECTION II:

LAND USE DESIGNATION AND DEFINITIONS

A. INTRODUCTION and NARRATIVE

The East Argent Tract PDD has a total acreage of approximately 7,351 acres including 4,633 of acres of upland, 2,718 acres of freshwater wetlands as indicated on the Conceptual Master Plan for East Argent Tract Planned Development District prepared by Wood + Partners, Inc.

The Conceptual Master Plan consists of the following land use areas

Northern Tract
Southern Tract
Town Center Tract
Great Swamp Tract
Community/Commercial Tract
Community Support Tract
Highway 278 Tract
SC 170 Tract

The land use areas indicated on the Conceptual Master Plan are not intended to be rigid exact boundary lines for future land use and improvements. The Conceptual Master Plan for the East Argent Tract PDD district shall maintain flexibility a may be requested by the Owner to accommodate specific soil conditions, environmental concerns, physical constraints, pedestrian friendly requirements, market conditions and design parameters and as such, the exact location of boundary lines and buildings between land uses and their subsequent location and size indicated within the planning area shall be subject to change at the time Development Permit Plan(s) are submitted for development; provided, however, that maximum densities and other conditions of this PDD and the Development Agreement between the Owner and the City will be strictly adhered to, unless adjustment is requested by the Owner and approved by the City. The boundaries of the PDD may be modified to include adjacent acreage subject to the approval of the City of Hardeeville by appropriate petition/application to the City to amend the PDD and the Development Agreement.

B. ALLOWED LAND USES

The following land uses shall be permitted in the East Argent Tract PDD. The purpose of this portion of the PDD document is to state which land uses shall be allowed within the East Argent Tract PDD, however by allowing these uses this does not obligate the developer to provide the uses or facilities stated herein.

The following land uses and definitions shall be permitted in all land use tracts:

Business Park/Light Industrial

Community Center
Community Recreation
Commercial
Hotel/Inn/Resort
Institutional/Civic
Maintenance Areas
Model Home/Sales Center
Multi-family Residential
Neighborhood Commercial
Open Space
Silviculture
Single-Family Residential
Traditional Neighborhood Development
Mitigation Bank
Recreational Vehicle Parks

Any easement that occurs within the property shall have the same land uses as any of the adjacent land uses. Any restrictions shall be based on the legal definition of the easement.

Design Regulations will be established for each area at the time of Master Plan approval in accordance with Section II.D.23 herein. Unless otherwise agreed at Master Plan approval or in this PDD, the standard for uses from the MZDO shall apply.

B. ALLOWED DENSITY AND TRANSFER OF DENSITY BETWEEN PLANNING AREAS

1. The Conceptual Master Plan for the East Argent Tract PDD consists of approximately 5,958 acres of residential land use and 1,392 acres of commercial land use (including wetlands) as generally depicted on the Conceptual Master Plan. The Conceptual Master Plan may be modified at Master Plan approval, taking into consideration the need to place commercial uses near the Central Loop Road, Highway 141, SC 170 or Jasper Station Road to address traffic considerations and create internal capture of road trips by residents. The East Argent Tract PDD is planned to include 12,574 residential units, which is based on a gross unit density of 2.7 units per acre applied to the entire East Argent upland area, 4,657 acres. The owner and developers shall have the right to convert up to 700 acres of commercial acreage to residential acreage at a unit density of 2.7 units per acre provided an overall cap of 14,464, residential units is not exceeded and the overall average fair market value is \$180,000.00 per residential unit as adjusted by a three per cent (3%) annual adjustment. These potential additional units reduce the total number of additional units contemplated in Section VII (7) (B) of the Development Agreement that are allowed in the event traffic and other concerns set forth in that Section are addressed. Conversely, Owner and Developer shall have the right to convert residential units to

commercial acreage at a rate of one commercial acre for 4 residential units provided an overall cap of 2,092 acres of commercial use is not exceeded. There will be no overall cap on commercial building square footage, provided compliance with maximum floor area ratios and pervious surface restrictions of the MZDO and PDD. Additional residential density beyond that allowed above shall be subject to and limited by the provisions of Section VII of the Development Agreement.

2. Overall residential density shall include both Attached and Detached Single-Family Residential and Multi-Family Residential. Bed and Breakfast and Guesthouses shall not count against residential density. Detached guesthouses, "Mother-in-Law" Apartments, and Garage Apartments (for rent or not) on the same lot with a single family unit will be allowed as one structure per lot and the second structure will not be counted against the density cap but shall be counted as 0.5 units for purposes of Development Fees. Fractional Ownership/Time Shares and Condo/Hotels count as 0.5 residential units for purposes of density, but count as commercial for Developer Fees under the Development Agreement. Condo/Hotels are defined as primarily transient, short term lodging facilities which have units owned by individuals/entities and may be under some type of common management/leasing program.
3. Commercial acreage shall include the commercial uses of Business Center, Community Center, General Commercial, Light Industrial and Neighborhood Commercial and shall have no cap placed on unit density (building square footage/acre), provided compliance with stormwater, parking, buffering, landscaping and other site design requirements of the MZDO and PDD are met. Hotel/Inn/Bed and Breakfast Properties, and assisted living, congregate care, and nursing home facilities shall not have a specified dwelling unit per acre maximum, provided compliance with stormwater, parking, buffering, landscaping and other site design requirements of the MZDO and PDD are met. All commercial development shall be subject to the provisions of the City of Hardeeville MZDO unless specifically exempted by this document.

C. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS

In the absence of a term definition in this Conceptual Master Plan or in the proposed East Argent Tract Development Agreement with the City of Hardeeville, the definitions of the MZDO or outlined in the Development Agreement shall apply in the interpretation of this Conceptual Master Plan. The locations of specific land uses are not described on the Conceptual Master Plan because this is a mixed use development. However, the definitions below shall generally describe the allowed uses within the East Argent Tract PDD.

1. Acre

- a. Gross Acre shall mean the entire acreage within the site boundaries.

- b. Net Acre shall mean the acre which remains after deduction of easements for existing utilities, wetland buffers, and onsite wetlands.
- 2. Business Park/Light Industrial: This designation allows for a multi-use Business Park to meet regional demands for Light Industrial, Office, Commercial Services and Wholesale/Retail Businesses. Permitted uses include:
 - a. Establishments involved in light manufacturing, regional warehouses, distribution operations, back-office operations, commercial businesses, office space, office/warehouse operations, wholesale/retail businesses, commercial service businesses, research or experimental laboratories, public building, public utility facility, agricultural farm, horticultural nursery, radio and/or television station and/or transmission tower, commercial trade or vocational school, off street commercial parking or storage area for customer, client, or employee-owned vehicles and call centers.
 - b. Build-to-property lines will be allowed to reduce cost of utilities and create a more pedestrian friendly environment as long as fire protection between adjacent and party-walls is strictly adhered to and visual design standards are met. Performance standards for this district will be determined by the Design Regulations described at Section II.D.23 herein.
 - c. Light Industrial uses shall provide a minimum buffer of 50 feet from adjacent residential uses not separated by a road right of way, or wetland of an equal width (including wetland buffer).
- 3. Community Center: This designation allows for the development of an internally oriented integral mix of various allowed land uses defined herein to establish a community oriented node.
 - a. Permitted activities

The following are permitted uses, accessory uses and structures for the Community Center Area:

- (1) Single family residential
- (2) Multifamily residential
- (3) Bed and Breakfast/Guesthouse
- (4) Institutional/Civic
- (5) Neighborhood commercial
- (6) Open space
- (7) Community recreation

Build-to-property lines will be allowed to reduce cost of utilities and create a more pedestrian friendly environment as long as fire protection between adjacent and party-walls is strictly adhered to and visual design standards are met.

4. Community Recreation:

This designation allows for the recreational complexes and amenities to serve the East Argent Tract PDD. Land uses may consist of private and semi-private recreation, indoor and outdoor lighted and unlighted recreation facilities, establishments and services that include active and passive sports and entertainment, (for project or not) and, ancillary facilities such as restaurants serving such public recreational facilities. Community Recreation shall not be counted against the overall allowed acreage for commercial uses within the East Argent Tract PDD. Permitted uses include:

- a. Outdoor Recreational Facilities including but not limited to:
 - (1) Public &/or Private Golf courses and ancillary facilities associated therewith
 - (2) Golf cart storage barn and maintenance facilities
 - (3) Swimming Pools, Pool Bath Houses and Gazebos.
 - (4) Lakes
 - (5) Tennis Courts
 - (6) Lawn Games such as bocci, croquet, and volleyball, etc.
 - (7) Multi-use fields
 - (8) Playgrounds
 - (9) Neighborhood Parks
 - (10) Community Parks
 - (11) Leisure Trails and Bike Trails
 - (12) Other Recreational Uses.
- b. Recreational Building including but not limited to uses such as indoor recreation, meetings, assembly, banquet, fitness, and hobby space.
- c. Accessory Buildings
- d. Community Offices / Administration Buildings shall not be counted against commercial acreage.
- e. Maintenance and Storage Facilities
- f. Community Service facilities including:
 - (1) Public and/or Private clubhouses
 - (2) Pro shops, snack bars, grills, restaurants and lounges associated with clubhouses

- (3) Ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.

5. Dwelling Units

- a. The maximum number of residential dwelling units on the Property will be 12,574, plus or minus any conversions of commercial to residential or vice versa, as allowed in this PDD, or any additional units allowed under the Development Agreement.
- b. For detached single family residential and duplexes (i) the minimum lot width shall be 40 feet with a minimum lot depth of 100 feet, (ii) the average lot size may vary as to specific, individual master plans, but the overall average lot size on the Property shall not be less than 5500 square feet and (iii) the minimum side setbacks shall be 6 feet on each side. Side setbacks can be reduced at the discretion of the City. The primary standard, to be utilized in allowing the variance shall be the maintenance of the City's Insurance Services Organization fire safety rating. As for dwelling units, a minimum front-yard setback of 25 feet shall be imposed on lots with front-loaded garages; a minimum setback of 15 feet for lots with side-loaded garages; a minimum setback of 15 feet from the back lot line; and a minimum setback of 5 feet from a pool or deck.
- c. For attached single family residential, townhomes, or condominiums (i) there shall be no minimum lot size or setbacks, and (ii) 6 foot side setbacks shall be required for all non-common lot line side.
- d. Multi-family residential units are allowable up to a maximum of 16 units per net acre on a site-specific basis. Density is based on the number of stories in a project. One-story projects are limited to 8 DU/AC, two story projects are limited to 16 DU/AC and any project with a three story component is capped at 24 DU/AC. Multifamily residential consists of attached or detached residential including both short term and long term rentals, but excludes Hotel/Inn/Bed and Breakfast and Guesthouse.
- e. Mid-rise multi-family residential units shall be defined as those which exist in buildings over three stories with density limited to 40 units per acre. Maximum building height shall meet the requirements of the Hardeeville MZDO for group dwellings and multiple family dwellings. Densities of over 40 units per acre shall be reviewed on a case by case basis and only allowed provided building safety, fire protection and other applicable concerns are addressed to the satisfaction of the City.
- f. The allocation of density as specified allows for the clustering of development to optimize the protection of natural features and maximize open space. This does not guarantee that the Property can be developed at the identified maximum. Lot sizes range from the square footage of the foundation of cottage-type product to larger single family lots.
- g. Multi-family units do not have a lot size designation.
- h. Mobile homes are not allowed within the Argent East Tract.

- i. Recreational Vehicle Parks are governed by the provisions of Section 21 herein, and shall be considered a multi-family use. Modular or panelized homes shall not be considered mobile homes and will be considered single family homes which are permitted under this PDD.
- j. Single-family residential consists of attached and detached residential, including both short and long term rentals. Product mix may include full size lots, attached zero lot line product, townhouses, patio home sites and cottages. Residential improvements shall be limited to a maximum of three (3) stories in height above parking or base flood elevation, as applicable, not including minor uninhabitable architecture elements above basic roof lines, subject to provisions of the MZDO.

Performance Standards for this district will be determined at the time of Master Plan Application.

6. Commercial

The general commercial designation allows for the development of concentrated commercial and office nodes located on primary vehicular routes to serve the East Argent Tract PDD and surrounding area.

a. Permitted Uses:

- (1) Establishments engaged in selling goods or merchandise to the general public for personal or household consumption (e.g. shopping centers, supermarkets, department stores, convenience stores, gas stations, automobile and boat dealerships, etc.) and rendering services incidental to the sale of such goods; establishments providing services or entertainment to the general public including but not limited to eating and drinking establishments, personal service and repair business and entertainment establishments (e.g. movie theatres, bowling alleys, etc.); medical and health facilities/office buildings and/or office for government, business professional or general purposes, unless specifically prohibited under Prohibited Uses below.
- (2) Uses allowed in General Commercial District in the City of Hardeeville MZDO, excepting truck terminals.
- (3) Single Family residential
- (4) Multi-family residential
- (5) Mixed of various uses permitted under this PDD
- (6) Assembly and Worship
- (7) Colleges and Professional Schools
- (8) Schools, Neighborhood (elementary and middle school)
- (9) Schools (community high school)
- (10) Daycare, commercial
- (11) Utilities
- (12) Public Services

- (13) Government Office
- (14) Commercial lodging (hotel and motel)
- (15) Commercial Retail
- (16) Office
- (17) Restaurant (including outdoor seating)
- (18) Service Businesses
- (19) Dry-cleaning and Laundry Services
- (20) Parking Garages
- (21) Gas-convenient stores with no Repair Bays or Facilities
- (22) Commercial Amusement (indoor)
- (23) Christmas Tree Sales
- (24) Roadside Stands (on designated areas only)
- (25) Commercial Outdoor Sales (related to existing retail)
- (26) Public Interest and Special Events (permitted, located, and scheduled ahead of time)
- (27) Nightclub and entertainment
- (28) Movie Theaters
- (29) Grocery
- (30) Mini-warehouse facilities will be limited to a maximum height of two stories.
- (31) Outdoor go-cart racing facilities subject to the Section 5.19 of the MZDO, Special Nuisances

- b. Sidewalk displays are permitted directly in front of an establishment, if at least five feet of sidewalk is maintained for adequate and uncluttered pedestrian access.
- c. Commercial uses shall provide a minimum buffer of 25 feet from any adjacent residential use not separated by a road right of way.
- d.. Prohibited Uses:

The following commercial uses are specifically prohibited:

- (1) Junkyards or auto salvage yards
- (2) Gambling facilities not authorized by law
- (3) Sexually-oriented businesses

The provisions of Section 5.19 Special Nuisances from the MZDO as amended by Section III of this PDD shall apply to the entire development.

7. Hotel, Inn, Resort and Condo/hotel

This designation is for hotels, inns, timeshare projects, resorts and spas that consist of building or buildings with guest rooms for sleeping, kitchens and or a dining room(s) to

provide meals for guests, including public restaurants, bars, and entertainment areas. Hotels, Inns, and spas shall be considered a commercial land use. Conference and facilities may or may not accompany the hotel/inn and may be integral to the hotel/inn or detached. Resorts under this land use may include fractional ownership. Hotels, Inns, and spas shall be considered a commercial land use and will not count against the residential unit cap except for Fractional Ownership/Time Shares and Condo/Hotels, which count as 0.5 residential units for purposes of density, but count as a commercial unit (Hotel/Motel) for Developer Fees under the Development Agreement.

Maximum building height shall meet the requirements of the Hardeeville MZDO for group dwellings and multiple family dwellings.

8. Institutional/Civic

This designation allows for institutional and civic land uses, which shall be allowed to occur as a mixed use throughout the East Argent Tract PDD. These land uses shall not count against the overall commercial acreage or residential density allowed for the East Argent Tract PDD.

- a. Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include dormitories or other similar living quarters for students, staff, faculty and professionals.
- b. Churches, synagogues, temple and other places of worship provided that such uses are housed in a permanent structure.
- c. Cemeteries provided that such use does not include a funeral home or crematorium.
- d. Medical and health facilities, assisted living facility, nursing home and congregate care facility.
- e. Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.

9. Maintenance Areas

The maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties and golf courses within the East Argent Tract PDD. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, golf course maintenance, recreation area maintenance or individual property regime maintenance.

Permitted uses include:

- a. Vehicle maintenance
- b. Storage of vehicles and parts, boats, recreational vehicles and resident storage

- c. Fuel storage
- d. Shops for woodwork, metalwork and painting.
- e. Greenhouses, plant propagation areas and holding yards
- f. Mulching facility and mulch storage.
- g. Storage of chemicals and bulk materials as permitted by law.
- h. Offices associated with community and maintenance.

10. Model Home/Sales Center

- a. This designation allows for the model homes and office/administrative facilities associated with the primary sale of residential lots and homes. The facility(s) may be permanent in nature with the model homes being sold as single-family residences in the future or the facility(s) may relocate from time to time during the period of development to meet the needs of development phasing.
- b. From time to time model homes may be constructed and later sold as permanent residences when no longer needed as models.

11. Neighborhood Commercial

This designation allows for the development of multiple neighborhood oriented limited use commercial, residential, civic, institutional and office nodes including villages, community centers, gardens, and neighborhood shopping centers to provide essential services to residents, invitees and guests to the East Argent Tract PDD, relieving a degree of traffic and congestion which may surround other large commercial developments in the general area. Live/work residential units within this land use designation shall not count against the total residential unit cap. Neighborhood Commercial Development shall count against total commercial square footage.

a. Permitted Uses:

- (1) Retail businesses, personal service businesses, shopping centers, restaurants, convenience stores, attached residential units, clustered commercial establishments, offices and civic/institutional uses, unless specifically prohibited under Prohibited Uses below.
- (2) Mix of various uses permitted under this PDD
- (3) Single Family Residential
- (4) Multifamily Residential
- (5) Hotel / Inn / Resort and Condo/Hotel
- (6) Medical offices (not including facilities for patient care exceeding 48 hours)
- (7) Bed & Breakfast

- (8) Live/Work facilities (i.e. commercial below with residential above and commercial located within the same structure or homesite, not including a home business in a single family or multifamily residence)
- (9) Outdoor Entertainment.

Maximum building height shall meet the requirements of the Hardeeville MZDO for group dwellings and multiple family dwellings.

b. Prohibited Uses:

The following commercial uses are specifically prohibited:

- (1) Junkyards or auto salvage yards
- (2) Gambling facilities not authorized by law
- (3) Outdoor Amusement Parks
- (4) Outdoor go cart racing facilities
- (5) Outdoor roller coasters and other carnival like facilities
- (6) Sexually-oriented businesses

The provisions of Section 5.19 Special Nuisances from the MZDO as amended by Section III of this PDD shall apply to the entire development

12. Open Space

- a. Total open space for the East Argent Tract PDD shall be calculated for the boundary of the PDD and not on a site-specific basis for each phase of the PDD, individual development or project. The East Argent PDD shall provide at least 25.00% open space and at least 8.33% active open space, in accordance with the MZDO, which open spaces shall be reasonably accessible to the residents. Open space and active open space shall be calculated based upon the total gross acreage. Notwithstanding the foregoing, each master plan submittal for residential subdivision shall contain at least 10% total open space. Open space may be located in restricted access, gated communities and shall consist of the following:
 1. Landscaped areas including manicured village greens
 2. 50% of lagoons, ponds, impoundments and lakes (detention, retention, or recreational).
 3. 50% of freshwater wetlands
 4. Wetland buffers
 5. Forest, wildlife preserves/corridors, conservation areas and greenbelts
 6. Community Garden Plots
 8. Recreation areas including swimming pools, tennis courts, playgrounds, ball fields, lawn game fields gardens, etc.

9. Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.
10. Pedestrian/bicycle trails.
11. Perimeter buffers

13. Setbacks and Buffers

- a. There shall be no minimum setbacks applied to the Conceptual Master Plan. Setbacks and buffers shall meet the minimum requirement established herein and except as set forth in this PDD shall apply to the perimeter of the PDD only; provided, however, that any required wetlands setbacks shall apply according to law throughout the PDD.
- b. Perimeter setbacks and buffer standards shall include:
 - (1) At adjacent property boundaries of East Argent Tract; setbacks and buffers shall be a minimum of 10 feet except where said boundary is a jurisdictional wetland or recorded conservation easement, then the setbacks and buffers shall be as determined by the state and federal agencies having jurisdiction over the wetlands. Underground utilities and stormwater management facilities (subject to the provisions of section 2.C.16(b) described below) are allowed in the perimeter setback and buffer area. Notwithstanding the foregoing, should any area of the PDD be adjacent to another property without an intervening wetland, buffers shall be increased to fifty (50) feet, and where differing land uses are encountered (I.e., multifamily to residential, light industrial to residential or commercial), fencing requirements of the MZDO shall apply in addition to the increased buffer.
- c. Highway 278 Corridor Overlay District (HCOD) standards shall be adhered to provided that signage shall be governed by the provisions of the Master Sign Program attached as Exhibit L. Landscaping, including water features, is permitted in buffer areas.

14. Signage Control

- a. Signage for the East Argent Tract PDD shall be governed by the Master Sign Program attached as Exhibit L

15. Silviculture

This designation allows for continuation of managed forestry. Silviculture includes the practice of planting, culture, and harvesting of trees for the purpose of producing

wood fiber and timber. Generally accepted methods of forest management are permitted, including wildlife management, construction and use of forest roads, and practices to promote health and growth of trees. Silviculture uses may continue up to the time a subdivision plat is recorded and must be in accordance with standard forestry BMPs. The Owner shall be permitted to plan and grow trees upon the Property which may be used for tree farming for harvesting of such trees for purposes of replanting same in locations which are on or off the Property and may engage in farming operations which are indigenous to the area.

16. Wetlands

This designation allows the following uses within wetlands. Freshwater wetlands on the property shall be those areas over which the applicable governmental agencies claim jurisdiction for freshwater wetlands. The following are permitted uses:

1. Open space and buffers
2. Conservation areas
3. Activities in all wetland areas as permitted by the U.S. Army Corps of Engineers and the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management.
4. Disposal of reclaimed water as permitted by SCDHEC.
5. Storm water management and recreational lakes.
6. Boardwalks, trails, bridges and other permitted structures.
7. Game Management

17. Utilities

This designation allows for utility service to serve the planning tracts of the East Argent Tract PDD. The following land uses shall be allowed only after written approval from the Owner/developer and its consultants for location and design. Screening, buffering, and other aesthetic matters must meet or exceed the MZDO requirements, and may be approved at Master Plan approval.

1. Potable water supply and distribution
2. Wastewater collection, treatment and disposal
3. Stormwater collection, treatment and detention
4. Irrigation
5. Communication towers
6. Satellite antennas
7. Cable television facilities
8. Telephone facilities
9. Power transmission and distribution
10. Fiber optic lines
11. Other utility services i.e., Internet access and other telecommunication uses.

Certain community-wide infrastructure is required for the development of any large, master-planned community. This infrastructure may include, but is not limited to the following:

1. Arterial streets and primary access roads.
2. Water supply.
3. Wastewater Treatment and Effluent Disposal.
4. Power substations.
5. Central telephone facilities.
6. Stormwater Management Lagoons.
7. Natural Gas Supply

In the case of this Conceptual Master Plan, the community-wide infrastructure may serve more than one Planning Tract. Infrastructure serving the community (on-site and off-site) will be approved as part of the Master Plan approval process. Infrastructure projects must receive a Hardeeville Development Permit prior to construction.

18. Recreational Vehicle Parks

These parks are permitted provided the Owner/Developer and the City agree to the design standards that must be submitted at the time of application. Recreational Vehicle Parks shall be buffered a minimum of 20 feet from any adjacent residential land use.

19. Traditional Neighborhood Development (TND)

TND Overview

This Land Use Category allows for the development of a Traditional Neighborhood Development within the East Argent Tract PDD typified by the culture, value and traditions exemplified in the Historic Districts of Savannah, GA, Charleston, SC and Seaside Florida. This development is to be a traditional neighborhood, which is characterized by a pedestrian-friendly environment of grid streets, neighborhood parks, sidewalks, front porches, alleys, on-street parking, mixed uses and a tight scale to unify the district. Homes within the neighborhood are planned to be within a five minute walk of the community hall, civic buildings and neighborhood commercial area.

The traditional neighborhood will be a mixed-use development consisting of neighborhood-commercial, single-family residential, multi-family residential, recreational, civic uses and open space. There shall be allowance for mixed-use capabilities (live/work units) as well as an allowance for accessory buildings to have residential capacity (such as garage apartments). Other distinctive features of this traditional neighborhood that will be allowed within this district are outlined in this land use category.

Design Standards shall be submitted at Master Plan stage, and may have standards deviating from the MZDO or this PDD, provided that health, safety, ingress/egress, and fire protection concerns are addressed to the satisfaction of the City.

SECTION II:

MZDO CHANGES/EXEMPTIONS

In accordance with Section 4.21.700(E)(5) of the MZDO, the following clarifications or modifications to otherwise applicable standards of the MZDO are hereby made applicable to the East Argent Tract PDD by reference to MZDO sections below. It is acknowledged that concerted efforts have been made to identify each provision of the MZDO sought to be waived or modified, and thus to the extent that a specific provision of the MZDO is not listed below but conflicts with the wording and intent of the PDD, that provision shall be deemed to have been included in the listing below. To the extent the provisions of the PDD are not clear, then the provisions of the MZDO dated March 20, 2003, as amended through the date of approval of this PDD, not listed or deemed listed, shall apply.

- Section 2.7 Architectural Review – The Property is exempt from the provisions of this section provided the Owner's Architectural Review Standards meet or exceed those of the City of Hardeeville's MZDO and Owner or an entity which is controlled by Owner, controls the Architectural Review Board (ARB). The City shall not issue a building or development permit unless the plan submitted has been approved in writing or stamped by the Chairman or his designee, of the ARB.
- Section 3.3 Expiration of Permits – This provision is modified to extend the time for work authorized by a permit to begin to one (1) year and to authorize an applicant to request extension of a permit for a period of one (1) year.
- Section 4.13.1 General Residential, Other Requirement – (k) is deleted and replaced with the requirement that multi-family uses in the PDD must be separated from single family uses by a six foot fence or by landscaping that achieves 75% opacity within two years. Lot sizes and setbacks are governed by the provisions of the PDD Section II.D.18 and Section II.D.22
- Section 4.15 No provisions of R-20, R-14, or R-10 apply. The provisions of TC-1, TC-2 and BI shall not apply to the East Argent PDD.
- Section 4.21.600 This section is deleted. Setbacks and buffers are governed by the PDD Section II.D.18, Section II.D.15 and Section II.D.22
- Section 4.21.700(E)() (17) It is hereby acknowledged by City Council that, due to the size of this PDD and the variety of uses contemplated for it, some information required for a typical PDD application is either unavailable or impractical or to provide at this point. The Council specifically acknowledges the

sufficiency of the East Argent PDD application as submitted. Additional or omitted information may be provided at the time of Master Plan submittal.

Section 4.21.700(H)(First subparagraph H on page 66). This section is amended as follows:
Notwithstanding anything herein to the contrary, the property subject to the East Argent PDD, upon receipt of appropriate state and federal approvals, may implement a drainage plan without an overall master plan or development plan being submitted for any particular area.

Section 4.21.800(I) This section is amended to provide that a Traffic Impact Assessment (TIA) for individual master planned areas may be required at Master Plan submittal to justify road design. Traffic mitigation is provided under the Development Agreement.

Section 4.21.1000(H) This section is amended to provide that a Traffic Impact Assessment (TIA) for individual master planned areas may be required at Master Plan submittal to justify road design. Traffic mitigation is provided under the Development Agreement.

Section 4.21.1000(W) This section is amended as to provide that trees existing as part of planted pine crop area shall be represented on an exhibit illustrating the area containing the planted pinetree planting pattern with row, tree spacing, and typical size. The information will be field verified to ensure accuracy of the exhibit's factors, but each tree in the pine crop area will not be physically located by standard survey methods. Hardwood trees in excess of eight (8) inches DBH will be located.

Section 4.21.1000.Y This section shall not apply unless the applicant seeks to pre-sell lots prior to completing the installation of infrastructure.

Section 5.3 Lots. Unless otherwise agreed at Master Plan approval, the provisions of Section 5.3 as amended by this PDD shall apply.

Section 5.6 Temporary Uses. Subsection (a) and (b) are deleted, these provisions being authorized as a matter of right, in accordance with the terms of the Development Agreement.

Section 5.8 Parking Spaces Deviations. Deviations may be approved at Master Plan approval.

Section 5.9 (c) Off-street Loading. This provision is replaced by "Multi-family use requires an additional 0.25 spaces/unit."

Section 5.9 (d) Parking Requirements. Deviations may be approved at Master Plan approval where adequate parking, shared or otherwise, is provided.

Section 5.14 Open Space Standards. This section is amended. Open space is governed by PDD Section II.D.13.

Section 5.15 Site clearing shall be allowed consistent with the approved Master Plan. Specific landscaping standards will be submitted at master plan submittal, and shall meet or exceed the landscaping standards attached hereto as Exhibit I. Specific landscaping plans are to be submitted at Development Approval application.

Section 5.15 Tree Protection, Tree Survey and Replacement of Trees. Trees shall be governed as modified by Section I.I Tree Preservation of the PDD.

Section 5.16 Signs - Replaced by the Master Signage Program attached hereto as Exhibit H.

Section 5.18 Stormwater Management. The rainfall frequency used to calculate stormwater runoff and design stormwater management facilities for watersheds 300 acres and above shall be the 25 year, 24 hour frequency, except for the Central Loop Road, which shall be designed to the fifty year storm event standard.

Section 6.9 Sidewalks. Sidewalks shall be provided in the East Argent Tract PDD in appropriate locations. The frequency and location of sidewalks shall be established based upon anticipated pedestrian usage within, and between land uses in addition to the proposed traffic loads of adjacent roads. A master sidewalk plan, including design criteria governing sidewalk placement, shall be submitted and approved as part of the Master Plan submittal..

EAST ARGENT TRACT

PLANNED DEVELOPMENT DISTRICT

and

CONCEPTUAL MASTER PLAN

Jasper County, South Carolina

Exhibit A – East Argent Conceptual Master Plan

Exhibit B – East Argent Tract Legal Description

Exhibit C – East Argent Tract Freshwater Wetlands Delineation & Verification Letter

Exhibit D – BJWSA Intent to Serve Letter

Exhibit E – Palmetto Electric Intent to Serve Letter

Exhibit F – Hargray Intent to Serve Letter

Exhibit G – City of Hardeeville Municipal Zoning and Development Standards Ordinance

Exhibit H – Landscape Standards

Exhibit I – Master Sign Program

Prepared For:

JPR Properties, LLC

Submitted to:

The City of Hardeeville

July 21, 2005

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EAST ARGENT TRACT

PLANNED DEVELOPMENT DISTRICT AND CONCEPTUAL MASTER PLAN

SECTION I:

INTRODUCTION AND NARRATIVE

The East Argent Tract Planned Development Development (PDD) is located within The Argent Tract in Jasper County, South Carolina with frontage on South Carolina Highway 141. The property comprising the PDD consists of five separate parcels known as East Argent Parcel A, East Argent Parcel B, the Great Swamp Tract, East Argent Tract 2 and 278 Parcels 1 and 2. The parcels comprising the East Argent Tract PDD are owned by International Paper Realty Corporation ("Owner"), its successors or assigns.

Through the Intergovernmental Agreement between Jasper County, and the cities of Hardeeville and Ridgeland adopted February 8, 2005, both Jasper County and the City of Hardeeville ("City") have recommended that the East Argent Tract be annexed into the City of Hardeeville. The applicant is therefore pursuing a PDD, Development Agreement and annexation petition through the City of Hardeeville. JPR Properties, LLC is under contract to purchase the property from International Paper pending approval of the PDD, Development Agreement and annexation petition with the City of Hardeeville.

A. THE PROPERTY

1. The East Argent Tract PDD is located in Jasper County and is bounded by the western boundary of the great swamp, on the north by the Okatie Club, on the south by Jasper County Highway 141 and on the east by several individually owned parcels. The property has approximately 5,100 feet of frontage on Jasper County Highway 141. The two 278 parcels have approximately 3,300 feet of frontage on U.S. 278. Exhibit C depicts the boundary of the subject property.
2. The PDD consists of approximately 7,278 acres including approximately 4,561 of acres of uplands and approximately 2,717 acres of freshwater wetlands. The property does not have critical area or frontage on salt marsh nor creeks. Exhibit D shows the freshwater wetlands on the site. The wetland delineation was verified by the U.S. Army Corps of Engineers as evidenced by their letters included with Exhibit D.
3. Exhibit C depicts the East Argent Tract boundary. The land surrounding the East Argent Tract property is predominantly undeveloped. Bordering the East Argent Tract is the 485 acre Peninsula Tract which was rezoned in 2004 as a Planned Development District through Jasper County. There is also a recently constructed roadway, New River Parkway, which extends to the southern boundary of the

property from SC highway 141 through land owned by KSEE, LLC. There is an abandoned railroad bed, 100 feet in width that contains a permanent 30 foot wide utility easement.

4. Exhibit E depicts topographic information for the East Argent Tract. International Paper Realty Corporation contracted with Thomas & Hutton Engineering Company to produce Light Detection and Ranging (LiDaR) Topography for the entire Argent Tract. Elevations on the site range from 10 feet above mean sea level at the bottom of the New River Swamp wetlands to 25 feet above mean sea level in the upland areas. Exhibit E also depicts the FEMA flood zones on the property which range from Zone A near the wetland areas which are areas of 100 year food with no base flood elevations determined and Zone C which are areas of minimal flooding. Reverification/extension of the wetlands certification with the Army Corps of Engineers and S.C. Department of Health and Environmental Control is ongoing at this time.

B. PLANNED DEVELOPMENT DISTRICT AND DEVELOPMENT AGREEMENT PROCESS

1. The Planned Development District (PDD) was adopted by the City of Hardeeville to permit and encourage the effective, efficient, and economical development of large tracts of land that are in the best interests of the long range development plans of the City. The PDD application will be accompanied by a Development Agreement the intent of which is to protect the rights and entitlements specified in the PDD for the property from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the PDD or in any way hinder, restrict, or prevent the development of the project. The Development Agreement will provide reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State. The Development Agreement is being made and entered between Owner and the City, under the terms of the Act, for the purpose of providing assurances to the Owner that it may proceed without encountering future changes in law which would materially affect the ability to develop under the plan, and for the purpose of providing important protection to the natural environment and long term financial stability and a viable tax base to the City of Hardeeville and Jasper County.
2. It is the intention of the Owner (or in concert with other developers or interested parties) to engage in joint planning and financing of public infrastructure for the mutual benefit of the City of Hardeeville and the Owner. The aforementioned are details to be included in the Conceptual Master Plan, Development Agreement or other significant document as mutually agreed to by the City of Hardeeville and the Owner.

C. CONCEPTUAL MASTER PLAN

It is anticipated that the East Argent Tract Property will be developed over a period of twenty to thirty years or more, in accordance with the Conceptual Master Plan as set forth in this document and as the same may be supplemented by subsequent master and development plans submitted pursuant to the provisions of this PDD. The Conceptual Master Plan sets forth the general scope of the development including number of units, phasing, development standards, open space and other issues. In addition to the Conceptual Master Plan, development of the Property is controlled by other provisions of the PDD and further governed by the Development Agreement between the Owner and the City of Hardeeville.

The goal of the PDD is to produce a high quality, mixed use development that raises the quality of life and development standards in the area while anticipating the future needs for education, culture, commerce, housing, and services. The tract of land provides an opportunity for a mix of land uses that will be developed over a period of time. The PDD designation is necessary to accommodate the mix of land uses, a pedestrian friendly environment, a strong community atmosphere, an environmentally sensitive plan and provide for the responsible planning and development of the property over time.

The East Argent Tract Conceptual Master Plan, prepared by Wood & Partners, Inc., (refer to Exhibit B) shows a general roadway layout and a mixed use community showing areas designated for commercial use and residential use. Proposed land uses in the development are detailed under Section 2-Land Use Designation and Definitions.

The Conceptual Master Plan seeks to maintain open space requirements set forth in the Hardeeville MZDO dated March 20, 2003, as amended through the date of the approval of this PDD("MZDO"). The open space and amenities will be owned and maintained by the Owner, homeowner's association(s), or other legally designated entity. Property deeded to a governmental entity becomes the maintenance responsibility of that entity, or as otherwise outlined in the Development Agreement.

The Conceptual Master Plan and the provisions of this PDD will constitute the zoning for the Property and a waiver from the current Hardeeville codes and regulations where differences occur. The Conceptual Master Plan may introduce land uses that do not exist in current zoning documents.

The provisions of the Development Agreement and the Conceptual Master Plan shall apply to development in the East Argent Tract PDD. In the event of a conflict, the hierarchy of documents is the 1) Development Agreement; 2) the PDD and Conceptual Master Plan; 3) Design Regulations as described at Section II.D.23 herein and the Master Sign Program attached as Exhibit L; 4) US Highway 278 Corridor Review Board standards, as may be modified by the PDD; and 5) the MZDO. In the event of an omission, the MZDO shall govern. To the extent of ambiguity, the parties shall attempt to

review same consistent with the terms of the Development Agreement, this PDD and the MZDO.

D. ENVIRONMENTAL PROTECTION

1. Environmental protection is a priority for the applicant. As part of the development process, East Argent Tract developers will meet or exceed the stormwater management requirements of Hardeeville, except as modified by the provisions of this PDD, and the then existing requirements of South Carolina Department of Health's Office of Ocean and Coastal Resource Management (OCRM).
2. The Owner will prepare stormwater management plans for each master planned community as it is developed in accordance with a stormwater drainage master plan to be prepared by a professional engineering firm licensed by the State of South Carolina prior to the development of any parcel. The stormwater drainage master plan will address the hydrological characteristics of the entire site, as well as adjacent drainage patterns of relative importance. The plan will address pre-development conditions and post-development stormwater management for flood control and sediment reduction. This plan will also address storm water quality through the use of several types of BMP's (as established by the stormwater standards of the MZDO and then applicable state and federal governmental regulations) to enhance water quality and protect the surrounding freshwater wetlands.
3. Freshwater wetlands on the property are typical of the South Carolina Lowcountry. Approximately thirty-seven (37) percent of the site consists of freshwater wetlands, including a significant portion of the Great Swamp. A copy of the wetlands delineation plan and verification letter from the US Army Corps of Engineers is included as Exhibit D. Verification/extension of the delineation is ongoing at this time.
4. On-site wetland impacts resulting from the development of the East Argent Tract will be permitted jointly through the U.S. Army Corps of Engineers and the Office of Ocean and Coastal Resource Management a division of the South Carolina Department of Health and Environmental Control. All impact mitigation will meet or exceed state or federal standards then in effect.

E. CULTURAL AND HISTORICAL RESOURCES

As part of a comprehensive study of the property, an intensive cultural and historical resources survey was conducted by Brockington & Associates in October 2002 for the entire East Argent Tract, including land comprising the previously approved Peninsula Tract PDD. Their final report was published in 2003. The survey concluded that of the

14 archeological sites and five isolated finds identified on the property, none were recommended for inclusion to the National Register of Historic Places. A copy of this document is included as Exhibit I. No requirements in connection with historical or cultural resources pertaining to the Property, other than as may be required by the State of South Carolina in accordance with applicable law, shall be imposed on the Property.

F. WATER AND SEWER SERVICE

Water and sewer service will be provided to any development in the East Argent Tract by Beaufort Jasper Water and Sewer Authority or other governmental utility provider in accordance with BJWSA's agreement of consolidation and transfer with the City of Hardeeville. Planning for the water and sewer systems will commence at the time of Development Agreement and Planned Development District Approval by the City. Preliminary discussions with Beaufort-Jasper Water and Sewer Authority (BJWSA) indicate a willingness to serve the property. BJWSA operates and maintains water and sewer systems within their service area upon completion by the developer and acceptance by the Authority.

G. UTILITY SERVICE

1. The East Argent Tract is in the service territory of Palmetto Electric Cooperative, Inc. for electrical power. The Owner will coordinate with Palmetto Electric regarding planning for the East Argent Tract.
2. Hargray or other licensed provider will provide telephone service to the East Argent Tract. The Owner will coordinate with the provider regarding planning for the East Argent Tract. All servicing will be via fiber optics cable to include broadband capability.
3. Other Utility services shall be provided by legally established entities at the discretion of the Owner, provided such are in accordance with the franchising ordinances/licensing with the City.
4. Utilities must be underground, except as reasonably necessary for above ground support facilities.

H. ROADWAYS AND TRAFFIC

1. There are three public roads contiguous to the East Argent Tract, US 278, SC Highway 141 and Jasper Station Road, and are under the jurisdiction of South Carolina Department of Transportation (SCDOT) regarding access, construction, improvements and maintenance. Establishing safe and reasonable ingress and egress for the property is a priority for the Owner, SCDOT, and the City of

Hardeeville. Full access shall be defined as access which allows any and all possible vehicular traffic movements into and out of the development. Limited access shall be defined as access which limits the movement of traffic into and out of a development (i.e. right-in-right-out only).

2. Ingress and egress for the property to SC 141 will be provided by a combination of existing and proposed access points. The existing New River Parkway will provide access to the center of the Community Commercial Tract. Where the Southern Tract is adjacent to the SC 141 right of way, two new full access points will be constructed to supplement the two existing accesses, as generally shown on the Conceptual Master Plan drawing. Additional access points may be allowed provided they are consistent with the future access management plan currently being developed by the City. A traffic analysis must be provided that demonstrates the additional access point met the applicable City of Hardeeville and SCDOT access management plans. These accesses may be relocated to accommodate traffic modeling information, site specific characteristics, and adjacent land uses as part of a traffic management plan. There may be a full access located at the intersection of the abandoned railroad bed and SC 141. To the most reasonable extent possible, planning, design and construction of these accesses will be accomplished in a manner consistent with the future widening of Jasper County 141. Ingress and egress to US 278 may be provided by three full access points located at the existing median breaks, consistent with SCDOT's original access plan implemented with the construction of US 278. Traffic signals shall be installed, if warranted, by the Owner or with funding, if any, as outlined in the Development Agreement. Additional access may be provided by right-in/right-out accesses with no median breaks on US 278. Frontage roads will be used to the maximum practical extent to lessen the need for access points on major roads. Ingress and egress to Jasper Station Road will be located where the end of the existing roadway terminates at the East Argent property boundary as shown on the Conceptual Master Plan. Additionally, a minimum of two accesses may be constructed from Jasper Station Road to the Community Support Tract as shown on the Conceptual Master Plan. The access point locations described above are preliminary and may be relocated based on Master Plan approval. Planning, design and construction of these accesses will be accomplished in a manner consistent with SCDOT standards, traffic impact assessment or PDD standards, whichever are applicable. Typical roadway sections will be submitted for review at Master Plan approval stage.
3. Potential access across the jurisdictional wetlands surrounding adjacent tracts may be allowed if approved by OCRM and the U.S. Army Corps of Engineers. Road linkages to adjacent properties may include impacts to jurisdictional wetlands.
4. The East Argent Tract PDD shall have roads designed to the standards of SCDOT, Public roadway construction will be in accordance with SCDOT standards unless otherwise agreed at Master Plan Approval, and private roadways shall be in accordance with SCDOT standards (or other engineering standards

reasonably acceptable to the City engineer). Roadway cross sections will be submitted for review at time of Master Plan approval.

6. The East Argent Tract PDD may have roads designed with funding as outlined in the Development Agreement. Roads indicated on the Conceptual Master Plan are subject to modification at the time of each Parcel's Development Plan approval based upon specific soil conditions, environmental concerns, physical constraints and design parameters.
7. The East Argent Tract PDD shall provide roadway linkage of major land use areas including internal linkage to commercial and recreational uses. Certain areas within the East Argent PDD in whole or in part may be developed as private roads with access restricted and/or gated appropriately at Owners discretion. Sidewalks will not be required within the property, provided that pedestrian and non-vehicular pathways or sidewalks are provided in order to allow interconnectivity between interior subdivisions, other public areas, commercial or institutional areas, public gathering areas, and areas of high pedestrian traffic such as schools, institutions, parks and commercial areas. Direct connectivity by roads, sidewalks or non-vehicular pathways through private subdivisions is not required.
8. Notwithstanding the provisions of subsection 5 hereof, roadway design standards may be modified to reduce environmental impacts and increase tree preservation provided safety concerns are not compromised. To protect and preserve significant trees, such design is hereby encouraged.

I. TREE PRESERVATION AND REPLACEMENT

The minimum allowable post development tree coverage for all development shall be 15 trees, two and one-half inches dbh (diameter breast height) or larger, per acre within the area of the Master Plan. Preserved wetlands and buffers can not be used to meet the requirement.

In those cases where the minimum allowable tree coverage cannot be met by preservation within the area of the Master Plan, replacement trees shall be planted to meet the 15 tree per acre requirement. Replacement trees must be planted within the boundaries of the area of the Master Plan. Replacement trees may also be provided by identifying existing hardwood trees between 2.5 inches and 7 inches in diameter of the same type being removed that will be preserved. These trees must be identified by a tree survey and may be located within the PDD. Notwithstanding anything to the contrary above, all development must comply at a minimum with the landscaping requirements of Exhibit K.

J. PARKING

The total number of required parking spaces for all land uses allowed herein shall conform to sections 5.8 through 5.10 of the Town of Hardeeville MZDO. Modulation of those standards may be allowed provided the applicant furnishes actual documentation that the new standard meets the parking needs of the proposed land use and the City agrees at Master Plan approval.

K. STORMWATER MANAGEMENT

The East Argent Tract PDD shall conform to all of the Stormwater Management Provisions of the Hardeeville MZDO, and applicable state and federal requirements. The design storm used for all stormwater design within the PDD shall be a 25 year storm event, except for Central Loop Road, which must meet fifty year storm event design. Sufficient stormwater best management practices will be employed in the development of the PDD to ensure runoff leaving the site does not degrade water quality within the Great Swamp.

SECTION II:

LAND USE DESIGNATION AND DEFINITIONS

A. INTRODUCTION and NARRATIVE

The East Argent Tract PDD has a total acreage of approximately 7,278 acres including 4,561 of acres of upland, 2,717 acres of freshwater wetlands as indicated on the Conceptual Master Plan for East Argent Tract Planned Development District prepared by Wood + Partners, Inc.

The Conceptual Master Plan consists of the following land use areas

Northern Tract
Southern Tract
Town Center Tract
Great Swamp Tract
Community/Commercial Tract
Community Support Tract
Highway 278 Tract

The land use areas indicated on the Conceptual Master Plan are not intended to be rigid exact boundary lines for future land use and improvements. The Conceptual Master Plan for the East Argent Tract PDD district shall maintain flexibility a may be requested by the Owner to accommodate specific soil conditions, environmental concerns, physical constraints, pedestrian friendly requirements, market conditions and design parameters and as such, the exact location of boundary lines and buildings between land uses and their subsequent location and size indicated within the planning area shall be subject to change at the time Development Permit Plan(s) are submitted for development; provided, however, that maximum densities and other conditions of this PDD and the Development Agreement between the Owner and the City will be strictly adhered to, unless adjustment is requested by the Owner and approved by the City. The boundaries of the PDD may be modified to include adjacent acreage subject to the approval of the City of Hardeeville by appropriate petition/application to the City to amend the PDD and the Development Agreement.

B. ALLOWED LAND USES

The following land uses shall be permitted in the East Argent Tract PDD. The purpose of this portion of the PDD document is to state which land uses shall be allowed within the East Argent Tract PDD, however by allowing these uses this does not obligate the developer to provide the uses or facilities stated herein.

The following land uses and definitions shall be permitted in all land use tracts:

Business Park/Light Industrial
Community Center

Community Recreation
Commercial
Hotel/Inn/Resort
Institutional/Civic
Maintenance Areas
Model Home/Sales Center
Multi-family Residential
Neighborhood Commercial
Open Space
Silviculture
Single-Family Residential
Traditional Neighborhood Development
Mitigation Bank
Recreational Vehicle Parks

Any easement that occurs within the property shall have the same land uses as any of the adjacent land uses. Any restrictions shall be based on the legal definition of the easement.

Design Regulations will be established for each area at the time of Master Plan approval in accordance with Section II.D.23 herein. Unless otherwise agreed at Master Plan approval or in this PDD, the standard for uses from the MZDO shall apply.

B. ALLOWED DENSITY AND TRANSFER OF DENSITY BETWEEN PLANNING AREAS

1. The Conceptual Master Plan for the East Argent Tract PDD consists of approximately 5,958 acres of residential land use and 1,320 acres of commercial land use (including wetlands) as generally depicted on the Conceptual Master Plan. The Conceptual Master Plan may be modified at Master Plan approval, taking into consideration the need to place commercial uses near the Central Loop Road, Highway 141, or Jasper Station Road to address traffic considerations and create internal capture of road trips by residents.. The East Argent Tract PDD is planned to include 12,380 residential units, which is based on a gross unit density of 2.7 units per acre applied to the entire East Argent upland area, 4,585 acres. The owner and developers shall have the right to convert up to 700 acres of commercial acreage to residential acreage at a unit density of 2.7 units per acre provided an overall cap of 14,270, residential units is not exceeded and the overall average fair market value is \$180,000.00 per residential unit as adjusted by a three per cent (3%) annual adjustment. These potential additional units reduce the total number of additional units contemplated in Section VII (7) (B) of the Development Agreement that are allowed in the event traffic and other concerns set forth in that Section are addressed. Conversely, Owner and Developer shall have the right to convert residential units to commercial acreage at a rate of one commercial acre for 4 residential units provided an overall cap of 2,020 acres of

commercial use is not exceeded. There will be no overall cap on commercial building square footage, provided compliance with maximum floor area ratios and pervious surface restrictions of the MZDO and PDD. Additional residential density beyond that allowed above shall be subject to and limited by the provisions of Section VII of the Development Agreement.

2. Overall residential density shall include both Attached and Detached Single-Family Residential and Multi-Family Residential. Bed and Breakfast and Guesthouses shall not count against residential density. Detached guesthouses, "Mother-in-Law" Apartments, and Garage Apartments (for rent or not) on the same lot with a single family unit will be allowed as one structure per lot and the second structure will not be counted against the density cap but shall be counted as 0.5 units for purposes of Development Fees. Fractional Ownership/Time Shares and Condo/Hotels count as 0.5 residential units for purposes of density, but count as commercial for Developer Fees under the Development Agreement. Condo/Hotels are defined as primarily transient, short term lodging facilities which have units owned by individuals/entities and may be under some type of common management/leasing program.
3. Commercial acreage shall include the commercial uses of Business Center, Community Center, General Commercial, Light Industrial and Neighborhood Commercial and shall have no cap placed on unit density (building square footage/acre), provided compliance with stormwater, parking, buffering, landscaping and other site design requirements of the MZDO and PDD are met. Hotel/Inn/Bed and Breakfast Properties, and assisted living, congregate care, and nursing home facilities shall not have a specified dwelling unit per acre maximum, provided compliance with stormwater, parking, buffering, landscaping and other site design requirements of the MZDO and PDD are met. All commercial development shall be subject to the provisions of the City of Hardeeville MZDO unless specifically exempted by this document.

C. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS

In the absence of a term definition in this Conceptual Master Plan or in the proposed East Argent Tract Development Agreement with the City of Hardeeville, the definitions of the MZDO or outlined in the Development Agreement shall apply in the interpretation of this Conceptual Master Plan. The locations of specific land uses are not described on the Conceptual Master Plan because this is a mixed use development. However, the definitions below shall generally describe the allowed uses within the East Argent Tract PDD.

1. Acre

- a. Gross Acre shall mean the entire acreage within the site boundaries.

- b. Net Acre shall mean the acre which remains after deduction of easements for existing utilities, wetland buffers, and onsite wetlands.
2. Business Park/Light Industrial: This designation allows for a multi-use Business Park to meet regional demands for Light Industrial, Office, Commercial Services and Wholesale/Retail Businesses. Permitted uses include:
- a. Establishments involved in light manufacturing, regional warehouses, distribution operations, back-office operations, commercial businesses, office space, office/warehouse operations, wholesale/retail businesses, commercial service businesses, research or experimental laboratories, public building, public utility facility, agricultural farm, horticultural nursery, radio and/or television station and/or transmission tower, commercial trade or vocational school, off street commercial parking or storage area for customer, client, or employee-owned vehicles and call centers.
 - b. Build-to-property lines will be allowed to reduce cost of utilities and create a more pedestrian friendly environment as long as fire protection between adjacent and party-walls is strictly adhered to and visual design standards are met. Performance standards for this district will be determined by the Design Regulations described at Section II.D.23 herein.
 - c. Light Industrial uses shall provide a minimum buffer of 50 feet from adjacent residential uses not separated by a road right of way, or wetland of an equal width (including wetland buffer).
3. Community Center: This designation allows for the development of an internally oriented integral mix of various allowed land uses defined herein to establish a community oriented node.
- a. Permitted activities

The following are permitted uses, accessory uses and structures for the Community Center Area:

- (1) Single family residential
- (2) Multifamily residential
- (3) Bed and Breakfast/Guesthouse
- (4) Institutional/Civic
- (5) Neighborhood commercial
- (6) Open space
- (7) Community recreation

Build-to-property lines will be allowed to reduce cost of utilities and create a more pedestrian friendly environment as long as fire protection between adjacent and party-walls is strictly adhered to and visual design standards are met.

4. Community Recreation:

This designation allows for the recreational complexes and amenities to serve the East Argent Tract PDD. Land uses may consist of private and semi-private recreation, indoor and outdoor lighted and unlighted recreation facilities, establishments and services that include active and passive sports and entertainment, (for project or not) and, ancillary facilities such as restaurants serving such public recreational facilities. Community Recreation shall not be counted against the overall allowed acreage for commercial uses within the East Argent Tract PDD. Permitted uses include:

- a. Outdoor Recreational Facilities including but not limited to:
 - (1) Public &/or Private Golf courses and ancillary facilities associated therewith
 - (2) Golf cart storage barn and maintenance facilities
 - (3) Swimming Pools, Pool Bath Houses and Gazebos.
 - (4) Lakes
 - (5) Tennis Courts
 - (6) Lawn Games such as bocci, croquet, and volleyball, etc.
 - (7) Multi-use fields
 - (8) Playgrounds
 - (9) Neighborhood Parks
 - (10) Community Parks
 - (11) Leisure Trails and Bike Trails
 - (12) Other Recreational Uses.
- b. Recreational Building including but not limited to uses such as indoor recreation, meetings, assembly, banquet, fitness, and hobby space.
- c. Accessory Buildings
- d. Community Offices / Administration Buildings shall not be counted against commercial acreage.
- e. Maintenance and Storage Facilities
- f. Community Service facilities including:
 - (1) Public and/or Private clubhouses
 - (2) Pro shops, snack bars, grills, restaurants and lounges associated with clubhouses
 - (3) Ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.

5. Dwelling Units

- a. The maximum number of residential dwelling units on the Property will be 12,380, plus or minus any conversions of commercial to residential or vice versa, as allowed in this PDD, or any additional units allowed under the Development Agreement.
- b. For detached single family residential and duplexes (i) the minimum lot width shall be 40 feet with a minimum lot depth of 100 feet, (ii) the average lot size may vary as to specific, individual master plans, but the overall average lot size on the Property shall not be less than 5500 square feet and (iii) the minimum side setbacks shall be 6 feet on each side. Side setbacks can be reduced at the discretion of the City. The primary standard, to be utilized in allowing the variance shall be the maintenance of the City's Insurance Services Organization fire safety rating. As for dwelling units, a minimum front-yard setback of 25 feet shall be imposed on lots with front-loaded garages; a minimum setback of 15 feet for lots with side-loaded garages; a minimum setback of 15 feet from the back lot line; and a minimum setback of 5 feet from a pool or deck.
- c. For attached single family residential, townhomes, or condominiums (i) there shall be no minimum lot size or setbacks, and (ii) 6 foot side setbacks shall be required for all non-common lot line side.
- d. Multi-family residential units are allowable up to a maximum of 16 units per net acre on a site-specific basis. Density is based on the number of stories in a project. One-story projects are limited to 8 DU/AC, two story projects are limited to 16 DU/AC and any project with a three story component is capped at 24 DU/AC. Multifamily residential consists of attached or detached residential including both short term and long term rentals, but excludes Hotel/Inn/Bed and Breakfast and Guesthouse.
- e. Mid-rise multi-family residential units shall be defined as those which exist in buildings over three stories with density limited to 40 units per acre. Maximum building height shall meet the requirements of the Hardeeville MZDO for group dwellings and multiple family dwellings. Densities of over 40 units per acre shall be reviewed on a case by case basis and only allowed provided building safety, fire protection and other applicable concerns are addressed to the satisfaction of the City.
- f. The allocation of density as specified allows for the clustering of development to optimize the protection of natural features and maximize open space. This does not guarantee that the Property can be developed at the identified maximum. Lot sizes range from the square footage of the foundation of cottage-type product to larger single family lots.
- g. Multi-family units do not have a lot size designation.
- h. Mobile homes are not allowed within the Argent East Tract.
- i. Recreational Vehicle Parks are governed by the provisions of Section 21 herein, and shall be considered a multi-family use. Modular or panelized homes shall not be considered mobile homes and will be considered single family homes which are permitted under this PDD.

- j. Single-family residential consists of attached and detached residential, including both short and long term rentals. Product mix may include full size lots, attached zero lot line product, townhouses, patio home sites and cottages. Residential improvements shall be limited to a maximum of three (3) stories in height above parking or base flood elevation, as applicable, not including minor uninhabitable architecture elements above basic roof lines, subject to provisions of the MZDO.

Performance Standards for this district will be determined at the time of Master Plan Application.

6. Commercial

The general commercial designation allows for the development of concentrated commercial and office nodes located on primary vehicular routes to serve the East Argent Tract PDD and surrounding area.

a. Permitted Uses:

- (1) Establishments engaged in selling goods or merchandise to the general public for personal or household consumption (e.g. shopping centers, supermarkets, department stores, convenience stores, gas stations, automobile and boat dealerships, etc.) and rendering services incidental to the sale of such goods; establishments providing services or entertainment to the general public including but not limited to eating and drinking establishments, personal service and repair business and entertainment establishments (e.g. movie theatres, bowling alleys, etc.); medical and health facilities/office buildings and/or office for government, business professional or general purposes, unless specifically prohibited under Prohibited Uses below.
- (2) Uses allowed in General Commercial District in the City of Hardeeville MZDO, excepting truck terminals.
- (3) Single Family residential
- (4) Multi-family residential
- (5) Mixed of various uses permitted under this PDD
- (6) Assembly and Worship
- (7) Colleges and Professional Schools
- (8) Schools, Neighborhood (elementary and middle school)
- (9) Schools (community high school)
- (10) Daycare, commercial
- (11) Utilities
- (12) Public Services
- (13) Government Office
- (14) Commercial lodging (hotel and motel)
- (15) Commercial Retail
- (16) Office

- (17) Restaurant (including outdoor seating)
- (18) Service Businesses
- (19) Dry-cleaning and Laundry Services
- (20) Parking Garages
- (21) Gas-convenient stores with no Repair Bays or Facilities
- (22) Commercial Amusement (indoor)
- (23) Christmas Tree Sales
- (24) Roadside Stands (on designated areas only)
- (25) Commercial Outdoor Sales (related to existing retail)
- (26) Public Interest and Special Events (permitted, located, and scheduled ahead of time)
- (27) Nightclub and entertainment
- (28) Movie Theaters
- (29) Grocery
- (30) Mini-warehouse facilities will be limited to a maximum height of two stories.
- (31) Outdoor go-cart racing facilities subject to the Section 5.19 of the MZDO, Special Nuisances

- b. Sidewalk displays are permitted directly in front of an establishment, if at least five feet of sidewalk is maintained for adequate and uncluttered pedestrian access.
- c. Commercial uses shall provide a minimum buffer of 25 feet from any adjacent residential use not separated by a road right of way.
- d.. Prohibited Uses:

The following commercial uses are specifically prohibited:

- (1) Junkyards or auto salvage yards
- (2) Gambling facilities not authorized by law
- (3) Sexually-oriented businesses

The provisions of Section 5.19 Special Nuisances from the MZDO as amended by Section III of this PDD shall apply to the entire development.

7. Hotel, Inn, Resort and Condo/hotel

This designation is for hotels, inns, timeshare projects, resorts and spas that consist of building or buildings with guest rooms for sleeping, kitchens and or a dining room(s) to provide meals for guests, including public restaurants, bars, and entertainment areas. Hotels, Inns, and spas shall be considered a commercial land use. Conference and facilities may or may not accompany the hotel/inn and may be integral to the hotel/inn or detached. Resorts under this land use may include fractional ownership. Hotels, Inns, and

spas shall be considered a commercial land use and will not count against the residential unit cap except for Fractional Ownership/Time Shares and Condo/Hotels, which count as 0.5 residential units for purposes of density, but count as a commercial unit (Hotel/Motel) for Developer Fees under the Development Agreement.

Maximum building height shall meet the requirements of the Hardeeville MZDO for group dwellings and multiple family dwellings.

8. Institutional/Civic

This designation allows for institutional and civic land uses, which shall be allowed to occur as a mixed use throughout the East Argent Tract PDD. These land uses shall not count against the overall commercial acreage or residential density allowed for the East Argent Tract PDD.

- a. Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include dormitories or other similar living quarters for students, staff, faculty and professionals.
- b. Churches, synagogues, temple and other places of worship provided that such uses are housed in a permanent structure.
- c. Cemeteries provided that such use does not include a funeral home or crematorium.
- d. Medical and health facilities, assisted living facility, nursing home and congregate care facility.
- e. Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.

9. Maintenance Areas

The maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties and golf courses within the East Argent Tract PDD. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, golf course maintenance, recreation area maintenance or individual property regime maintenance.

Permitted uses include:

- a. Vehicle maintenance
- b. Storage of vehicles and parts, boats, recreational vehicles and resident storage
- c. Fuel storage
- d. Shops for woodwork, metalwork and painting.
- e. Greenhouses, plant propagation areas and holding yards
- f. Mulching facility and mulch storage.

- g. Storage of chemicals and bulk materials as permitted by law.
- h. Offices associated with community and maintenance.

10. Model Home/Sales Center

- a. This designation allows for the model homes and office/administrative facilities associated with the primary sale of residential lots and homes. The facility(s) may be permanent in nature with the model homes being sold as single-family residences in the future or the facility(s) may relocate from time to time during the period of development to meet the needs of development phasing.
- b. From time to time model homes may be constructed and later sold as permanent residences when no longer needed as models.

11. Neighborhood Commercial

This designation allows for the development of multiple neighborhood oriented limited use commercial, residential, civic, institutional and office nodes including villages, community centers, gardens, and neighborhood shopping centers to provide essential services to residents, invitees and guests to the East Argent Tract PDD, relieving a degree of traffic and congestion which may surround other large commercial developments in the general area. Live/work residential units within this land use designation shall not count against the total residential unit cap. Neighborhood Commercial Development shall count against total commercial square footage.

a. Permitted Uses:

- (1) Retail businesses, personal service businesses, shopping centers, restaurants, convenience stores, attached residential units, clustered commercial establishments, offices and civic/institutional uses, unless specifically prohibited under Prohibited Uses below.
- (2) Mix of various uses permitted under this PDD
- (3) Single Family Residential
- (4) Multifamily Residential
- (5) Hotel / Inn / Resort and Condo/Hotel
- (6) Medical offices (not including facilities for patient care exceeding 48 hours)
- (7) Bed & Breakfast
- (8) Live/Work facilities (i.e. commercial below with residential above and commercial located within the same structure or homesite, not including a home business in a single family or multifamily residence)
- (9) Outdoor Entertainment.

Maximum building height shall meet the requirements of the Hardeeville MZDO for group dwellings and multiple family dwellings.

b. Prohibited Uses:

The following commercial uses are specifically prohibited:

- (1) Junkyards or auto salvage yards
- (2) Gambling facilities not authorized by law
- (3) Outdoor Amusement Parks
- (4) Outdoor go cart racing facilities
- (5) Outdoor roller coasters and other carnival like facilities
- (6) Sexually-oriented businesses

The provisions of Section 5.19 Special Nuisances from the MZDO as amended by Section III of this PDD shall apply to the entire development

12. Open Space

a. Total open space for the East Argent Tract PDD shall be calculated for the boundary of the PDD and not on a site-specific basis for each phase of the PDD, individual development or project. The East Argent PDD shall provide at least 25.00% open space and at least 8.33% active open space, in accordance with the MZDO, which open spaces shall be reasonably accessible to the residents. Open space and active open space shall be calculated based upon the total gross acreage. Notwithstanding the foregoing, each master plan submittal for residential subdivision shall contain at least 10% total open space. Open space may be located in restricted access, gated communities and shall consist of the following:

1. Landscaped areas including manicured village greens
2. 50% of lagoons, ponds, impoundments and lakes (detention, retention, or recreational).
3. 50% of freshwater wetlands
4. Wetland buffers
5. Forest, wildlife preserves/corridors, conservation areas and greenbelts
6. Community Garden Plots
8. Recreation areas including swimming pools, tennis courts, playgrounds, ball fields, lawn game fields gardens, etc.
9. Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.
10. Pedestrian/bicycle trails.
11. Perimeter buffers

13. Setbacks and Buffers

- a. There shall be no minimum setbacks applied to the Conceptual Master Plan. Setbacks and buffers shall meet the minimum requirement established herein and except as set forth in this PDD shall apply to the perimeter of the PDD only; provided, however, that any required wetlands setbacks shall apply according to law throughout the PDD.
- b. Perimeter setbacks and buffer standards shall include:
 - (1) At adjacent property boundaries of East Argent Tract; setbacks and buffers shall be a minimum of 10 feet except where said boundary is a jurisdictional wetland or recorded conservation easement, then the setbacks and buffers shall be as determined by the state and federal agencies having jurisdiction over the wetlands. Underground utilities and stormwater management facilities (subject to the provisions of section 2.C.16(b) described below) are allowed in the perimeter setback and buffer area. Notwithstanding the foregoing, should any area of the PDD be adjacent to another property without an intervening wetland, buffers shall be increased to fifty (50) feet, and where differing land uses are encountered (I.e., multifamily to residential, light industrial to residential or commercial), fencing requirements of the MZDO shall apply in addition to the increased buffer.
- c. Highway 278 Corridor Overlay District (HCOD) standards shall be adhered to provided that signage shall be governed by the provisions of the Master Sign Program attached as Exhibit L. Landscaping, including water features, is permitted in buffer areas.

14. Signage Control

- a. Signage for the East Argent Tract PDD shall be governed by the Master Sign Program attached as Exhibit L

15. Silviculture

This designation allows for continuation of managed forestry. Silviculture includes the practice of planting, culture, and harvesting of trees for the purpose of producing wood fiber and timber. Generally accepted methods of forest management are permitted, including wildlife management, construction and use of forest roads, and practices to promote health and growth of trees. Silviculture uses may continue up to the time a subdivision plat is recorded and must be in accordance with standard forestry BMPs. The

Owner shall be permitted to plan and grow trees upon the Property which may be used for tree farming for harvesting of such trees for purposes of replanting same in locations which are on or off the Property and may engage in farming operations which are indigenous to the area.

16. Wetlands

This designation allows the following uses within wetlands. Freshwater wetlands on the property shall be those areas over which the applicable governmental agencies claim jurisdiction for freshwater wetlands. The following are permitted uses:

1. Open space and buffers
2. Conservation areas
3. Activities in all wetland areas as permitted by the U.S. Army Corps of Engineers and the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management.
4. Disposal of reclaimed water as permitted by SCDHEC.
5. Storm water management and recreational lakes.
6. Boardwalks, trails, bridges and other permitted structures.
7. Game Management

17. Utilities

This designation allows for utility service to serve the planning tracts of the East Argent Tract PDD. The following land uses shall be allowed only after written approval from the Owner/developer and its consultants for location and design. Screening, buffering, and other aesthetic matters must meet or exceed the MZDO requirements, and may be approved at Master Plan approval.

1. Potable water supply and distribution
2. Wastewater collection, treatment and disposal
3. Stormwater collection, treatment and detention
4. Irrigation
5. Communication towers
6. Satellite antennas
7. Cable television facilities
8. Telephone facilities
9. Power transmission and distribution
10. Fiber optic lines
11. Other utility services i.e., Internet access and other telecommunication uses.

Certain community-wide infrastructure is required for the development of any large, master-planned community. This infrastructure may include, but is not limited to the following:

1. Arterial streets and primary access roads.

2. Water supply.
3. Wastewater Treatment and Effluent Disposal.
4. Power substations.
5. Central telephone facilities.
6. Stormwater Management Lagoons.
7. Natural Gas Supply

In the case of this Conceptual Master Plan, the community-wide infrastructure may serve more than one Planning Tract. Infrastructure serving the community (on-site and off-site) will be approved as part of the Master Plan approval process. Infrastructure projects must receive a Hardeeville Development Permit prior to construction.

18. Recreational Vehicle Parks

These parks are permitted provided the Owner/Developer and the City agree to the design standards that must be submitted at the time of application. Recreational Vehicle Parks shall be buffered a minimum of 20 feet from any adjacent residential land use.

19. Traditional Neighborhood Development (TND)

TND Overview

This Land Use Category allows for the development of a Traditional Neighborhood Development within the East Argent Tract PDD typified by the culture, value and traditions exemplified in the Historic Districts of Savannah, GA, Charleston, SC and Seaside Florida. This development is to be a traditional neighborhood, which is characterized by a pedestrian-friendly environment of grid streets, neighborhood parks, sidewalks, front porches, alleys, on-street parking, mixed uses and a tight scale to unify the district. Homes within the neighborhood are planned to be within a five minute walk of the community hall, civic buildings and neighborhood commercial area.

The traditional neighborhood will be a mixed-use development consisting of neighborhood-commercial, single-family residential, multi-family residential, recreational, civic uses and open space. There shall be allowance for mixed-use capabilities (live/work units) as well as an allowance for accessory buildings to have residential capacity (such as garage apartments). Other distinctive features of this traditional neighborhood that will be allowed within this district are outlined in this land use category.

Design Standards shall be submitted at Master Plan stage, and may have standards deviating from the MZDO or this PDD, provided that health, safety, ingress/egress, and fire protection concerns are addressed to the satisfaction of the City.

SECTION II:

MZDO CHANGES/EXEMPTIONS

In accordance with Section 4.21.700(E)(5) of the MZDO, the following clarifications or modifications to otherwise applicable standards of the MZDO are hereby made applicable to the East Argent Tract PDD by reference to MZDO sections below. It is acknowledged that concerted efforts have been made to identify each provision of the MZDO sought to be waived or modified, and thus to the extent that a specific provision of the MZDO is not listed below but conflicts with the wording and intent of the PDD, that provision shall be deemed to have been included in the listing below. To the extent the provisions of the PDD are not clear, then the provisions of the MZDO dated March 20, 2003, as amended through the date of approval of this PDD, not listed or deemed listed, shall apply.

- Section 2.7 Architectural Review – The Property is exempt from the provisions of this section provided the Owner's Architectural Review Standards meet or exceed those of the City of Hardeeville's MZDO and Owner or an entity which is controlled by Owner, controls the Architectural Review Board (ARB). The City shall not issue a building or development permit unless the plan submitted has been approved in writing or stamped by the Chairman or his designee, of the ARB.
- Section 3.3 Expiration of Permits – This provision is modified to extend the time for work authorized by a permit to begin to one (1) year and to authorize an applicant to request extension of a permit for a period of one (1) year.
- Section 4.13.1 General Residential, Other Requirement – (k) is deleted and replaced with the requirement that multi-family uses in the PDD must be separated from single family uses by a six foot fence or by landscaping that achieves 75% opacity within two years. Lot sizes and setbacks are governed by the provisions of the PDD Section II.D.18 and Section II.D.22
- Section 4.15 No provisions of R-20, R-14, or R-10 apply. The provisions of TC-1, TC-2 and BI shall not apply to the East Argent PDD.
- Section 4.21.600 This section is deleted. Setbacks and buffers are governed by the PDD Section II.D.18, Section II.D.15 and Section II.D.22
- Section 4.21.700(E)(17) It is hereby acknowledged by City Council that, due to the size of this PDD and the variety of uses contemplated for it, some information required for a typical PDD application is either unavailable or impractical or to provide at this point. The Council specifically acknowledges the sufficiency of the East Argent PDD application as submitted. Additional or omitted information may be provided at the time of Master Plan submittal.
- Section 4.21.700(H)(First subparagraph H on page 66). This section is amended as follows:

Notwithstanding anything herein to the contrary, the property subject to the East Argent PDD, upon receipt of appropriate state and federal approvals, may implement a drainage plan without an overall master plan or development plan being submitted for any particular area.

Section 4.21.800(I) This section is amended to provide that a Traffic Impact Assessment (TIA) for individual master planned areas may be required at Master Plan submittal to justify road design. Traffic mitigation is provided under the Development Agreement.

Section 4.21.1000(H) This section is amended to provide that a Traffic Impact Assessment (TIA) for individual master planned areas may be required at Master Plan submittal to justify road design. Traffic mitigation is provided under the Development Agreement.

Section 4.21.1000(W) This section is amended as to provide that trees existing as part of planted pine crop area shall be represented on an exhibit illustrating the area containing the planted pinetree planting pattern with row, tree spacing, and typical size. The information will be field verified to ensure accuracy of the exhibit's factors, but each tree in the pine crop area will not be physically located by standard survey methods. Hardwood trees in excess of eight (8) inches DBH will be located.

Section 4.21.1000.Y This section shall not apply unless the applicant seeks to pre-sell lots prior to completing the installation of infrastructure.

Section 5.3 Lots. Unless otherwise agreed at Master Plan approval, the provisions of Section 5.3 as amended by this PDD shall apply.

Section 5.6 Temporary Uses. Subsection (a) and (b) are deleted, these provisions being authorized as a matter of right, in accordance with the terms of the Development Agreement.

Section 5.8 Parking Spaces Deviations. Deviations may be approved at Master Plan approval.

Section 5.9 (c) Off-street Loading. This provision is replaced by "Multi-family use requires an additional 0.25 spaces/unit."

Section 5.9 (d) Parking Requirements. Deviations may be approved at Master Plan approval where adequate parking, shared or otherwise, is provided.

Section 5.14 Open Space Standards. This section is amended. Open space is governed by PDD Section II.D.13.

Section 5.15 Site clearing shall be allowed consistent with the approved Master Plan. Specific landscaping standards will be submitted at master plan submittal,

and shall meet or exceed the landscaping standards attached hereto as Exhibit I. Specific landscaping plans are to be submitted at Development Approval application.

Section 5.15 Tree Protection, Tree Survey and Replacement of Trees. Trees shall be governed as modified by Section I.I Tree Preservation of the PDD.

Section 5.16 Signs - Replaced by the Master Signage Program attached hereto as Exhibit H.

Section 5.18 Stormwater Management. The rainfall frequency used to calculate stormwater runoff and design stormwater management facilities for watersheds 300 acres and above shall be the 25 year, 24 hour frequency, except for the Central Loop Road, which shall be designed to the fifty year storm event standard.

Section 6.9 Sidewalks. This provision is replaced by the provisions of the Development Agreement Section XII.6.: Sidewalks will not be required within the Property, provided that pedestrian and non-vehicular pathways or sidewalks are provided in order to provide interconnectivity between interior subdivisions, commercial or institutional areas and public gathering areas and in areas of high pedestrian traffic such as schools, institutions, parks and commercial areas.

EXHIBIT A
EAST ARGENT CONCEPTUAL MASTER PLAN

DEVELOPMENT SUMMARY

DENSITY SUMMARY;

[illegible]

MAXIMUM ALLOWED DENSITY

9 DO/AC	10 DO/AC
9 DO/AC	10 DO/AC

NOTES:
1. FUELING STATION AND COMMERCIAL AREAS ARE ATTACHED TO EACH PLANNING TRACT AND ARE PRELIMINARY ESTIMATES. THE ABOVE TRACT SHOULD NOT BE USED FOR THE PURPOSES OF UNDESIRABLE DWELLING UNITS AND COMMERCIAL AREAS FROM EACH PLANNING TRACT TO AVOID OVERCROWDING AND TRANSPORTATION CONGESTION ON COMMERCIAL AREAS. THE TRACTS SHOWN ON THIS MAP ARE NOT TO BE USED FOR ANY OTHER PURPOSES THAN THE ALLOWED LAND USES IN THE PLANNING TRACTS.
2. HOTEL, INN AND BREAKFAST / FRANCHISE OVERSIGHTING / TRACTS SHOWN / DEVELOPMENT / CITIES PROTECTING ON OTHER PLANNING TRACTS. NOT HAVE A SPECIFIED DWELLING UNIT FOR EACH

MAXIMUM DWELLING UNITS

DO NOT REPLY TO THIS MESSAGE

AVERAGE SUMMARY:

LAND USE TRACT	DEVELOPMENT (DEVELOPING AND ACRES)		WETLAND (ACRES)		TOTAL
	ACRES	PERCENT	ACRES	PERCENT	
HOUGHTON TRACT	1,889 AC	100%	0 AC	0%	1,889 AC
ADAMS TRACT	1,141 AC	100%	0 AC	0%	1,141 AC
YOUNG CENTER TRACT	1,498 AC	100%	0 AC	0%	1,498 AC
CONSUMERS TRACT	1,432 AC	100%	0 AC	0%	1,432 AC
COMMUNITY DEVELOPMENT TRACT	871 AC	100%	0 AC	0%	871 AC
RESEARCH TRACT	1,119 AC	100%	0 AC	0%	1,119 AC
CONSUMERS TRACT	1,165 AC	100%	0 AC	0%	1,165 AC
TOTAL	10,015 AC	100%	0 AC	0%	10,015 AC






NOTED FOR DEFENDANT'S BENEFIT

[illegible]

PDD LAND USE AREAS

	NORTHERN TRACT		COMMUNITY/ COMMERCIAL TRACT
	SOUTHERN TRACT		COMMUNITY/ SUPPORT TRACT
	TOWN CENTER TRACT		HIGHWAY #8 TRACT
	GREAT SWAMP TRACT		GREAT SWAMP TRACT INLAND

LEGEND:

PROPOSED ROADS/ACCESS POINTS	
	EXISTING FIELD ROADS
	EXISTING PAVED ROADS
	FIRMS / WATER CHANNELS
	LAND USE TRACT LIMIT
	WETLANDS

CONCEPTUAL MASTER PLAN

For:
EAST ARGENT TRACT
PLANNED DEVELOPMENT DISTRICT

Prepared For:

JPR PROPERTIES

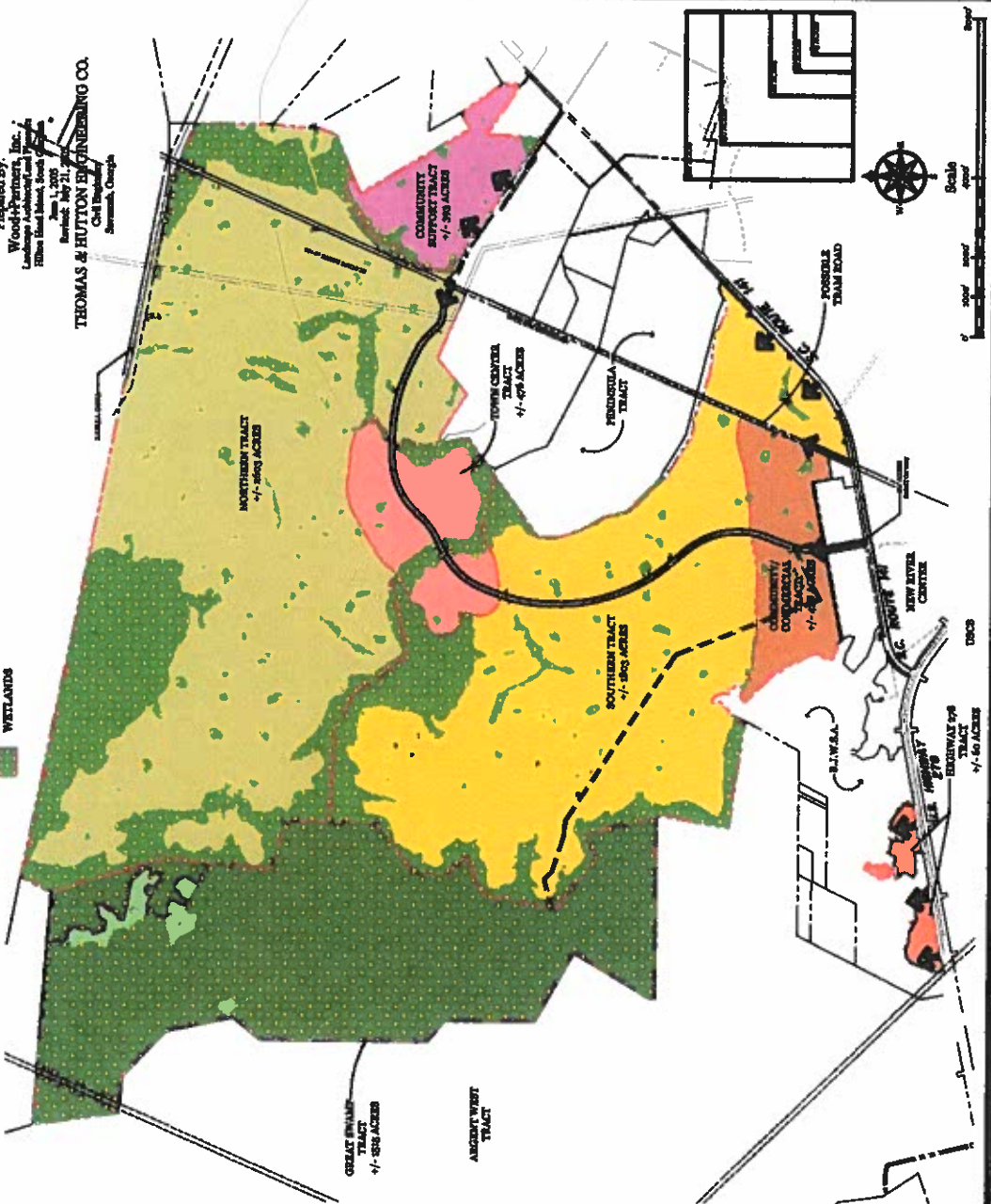
Prepared By:
Wood, Barbara Inc.

Woodsbury, NJ
Simpsons Architectural and Planning
100 Woodbury Avenue, Suite 200
Woodsbury, NJ 07095
Tel: 201/327-1100
Fax: 201/327-1101
E-mail: info@simpsonsarchitect.com
Web: www.simpsonsarchitect.com

2007-1-2008

THOMAS & HUTTON ENGINEERING CO.

Civil Engineering
Savannah, Georgia



Scale	Good	Bad
1	100	100

EXHIBIT B
EAST ARGENT TRACT LEGAL DESCRIPTION

Argent East Tract Boundary and Legal Description

Being all those certain pieces, parcels, or tracts of land located in Jasper County, South Carolina, containing 7,278.25 acres, more or less, as being more particularly described in the attached "Legal Descriptions for East Argent".

Parcel A and B as shown on ("Plat") dated September 28, 2004, entitled "A Plat of Parcels A and B being a portion of the east argent tract" prepared by Thomas & Hutton Engineering Co., and certified by Boyce L. Young, SCRLS No. 11079.

The Great Swamp as shown on ("Plat") dated September 28, 2004, entitled "A Plat of (1,514.17 acres) Great Swamp being a portion of the argent tract" prepared by Thomas & Hutton Engineering Co., and certified by Boyce L. Young, SCRLS No. 11079.

The Peninsula #2 tract as shown on ("Plat") dated November 23, 1999, entitled "A Plat of 343.57 acres tract known as the Peninsula #2 tract being a portion of the argent tract" prepared by Thomas & Hutton Engineering Co., and certified by Boyce L. Young, SCRLS No. 11079.

A 19.9 acre tract along S.C. Highway 278 as shown on ("Plat") dated June 4, 2003, entitled "Plat of 19.9 acre tract, being a portion of the argent tract, International Paper Realty Corporation" prepared by Gardner, Williams and Assoc., Inc., and certified by Michael Jim Gardener SCRLS No. 12239.

A 25.6 acre tract along S.C. Highway 278 as shown on ("Plat") dated June 4, 2003, entitled "Plat of 25.6 acre tract, being a portion of the argent tract, International Paper Realty Corporation" prepared by Gardner, Williams and Assoc., Inc., and certified by Michael Jim Gardener SCRLS No. 12239.

For more complete description as to the metes, bounds and distances, reference may be had to said plats which is recorded in the Office of the Clerk of Court for Jasper County, South Carolina.

EXHIBIT C
EAST ARGENT TRACT FRESHWATER WETLANDS DELINEATION &
VERIFICATION LETTER



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
68A Hagood Avenue
CHARLESTON, SOUTH CAROLINA 29403-5107

May 23, 2001

Regulatory Division

Mr. Joel Price
Newkirk Environmental, Incorporated
340 Eisenhower Drive
Savannah, Georgia 31406

Re: SAC 81-2000-0698(Q)
Jasper County

Dear Mr. Price:

This is in response to your letter of May 1, 2000, requesting a wetland determination for a 5730.75-acre tract located adjacent to I-95 and northeast of the Town of Hardeeville, Jasper County, South Carolina. The project area is depicted on the 25-sheet survey plat you submitted, which was prepared by BL Young, hand-dated 4/27/01, and entitled *"A Wetland Plat Of / A 5730.75 Ac. Tract / Being A Portion Of / Argent Tract / Jasper County, South Carolina / Prepared For: / International Paper"*.

This plat depicts surveyed boundaries of wetlands or other waters of the United States as established by your office. You have requested that this office verify the accuracy of this mapping as a true representation of wetlands or other waters of the United States within the regulatory authority of this office. The property in question contains 2121.39 acres of jurisdictional freshwater wetlands or other waters of the United States subject to the jurisdiction of this office. In addition, the property contains 102.92 acres of federally defined freshwater wetlands or other waters that are not considered to be subject to the jurisdiction of this office due to a recent decision by the U.S. Supreme Court. The location and configuration of these areas, as well as their status relative to jurisdiction, are reflected on the plat referenced above.

It should be clearly noted that the decision of the U.S. Supreme Court to exclude certain waters and wetlands from federal jurisdiction under the Clean Water Act has no effect on any state or local government restrictions or requirements concerning aquatic resources, including wetlands. You are strongly cautioned to ascertain whether such restrictions or requirements exist for the area in question before undertaking any activity that might destroy or otherwise impact these wetland resources.

Based on an on-site inspection and a review of aerial photography and soil survey information, it has been determined that the surveyed jurisdictional boundaries shown on the referenced plat are an accurate representation of jurisdictional areas within our regulatory authority. This office should be contacted prior to performing any work in these areas. Enclosed is a form describing the basis of jurisdiction for the areas in question, which are subject to the jurisdiction of this office.

NOTIFICATION OF JURISDICTIONAL DETERMINATION
U.S. Army Corps of Engineers
Charleston District

Action ID: SAC 81.2000-0082Q County ~~BEAUFORT~~ JASPER

Property Owner/Authorized Agent BRANIGAN ORGANIZATION

Address 145 PALMETTO BLUFF ROAD / HILTON HEAD SC 29910

Telephone Number _____

Size and Location of Property 565.54 AC AS PER PLAT: "... A PORTION OF
THE ARKENT TRACT / JASPER COUNTY, 'SOUTH CAROLINA' DRAWN / DATED
BY BL YOUNG PLS ON 1/20/00 AS FILE J-10885

Indicate Which of the Following Apply to the Property:

Jurisdictional Determination ("JD") Needed

_____ There are areas within the jurisdiction of the Corps which we strongly suggest should be delineated and surveyed. The surveyed boundaries must be verified by our staff before the Corps will make a final determination.

Large or Commercial Tracts

_____ Because of the size of your property and our present workload, our identification and delineation of the jurisdictional areas cannot be accomplished in a timely manner. You may wish to employ a consultant to obtain a more timely delineation. Once your consultant has flagged the jurisdictional areas, Corps staff will review it, and if it is accurate, we strongly recommend that you have the line surveyed for final approval by the Corps. The Corps will not make a final JD without an approved survey.

JD Finished

☒ The jurisdictional areas have been delineated, and the limits of Corps jurisdiction have been explained to you. Unless there is a change in the law or our published regulations, this JD may be relied upon for a period not to exceed five years from the date of this notification.

No Wetlands

_____ There are no areas which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this JD may be relied upon for a period not to exceed five years from the date of this notification.

Coastal Zone

_____ The property is located in the South Carolina Coastal Zone. In addition to any above requirements, you should contact the S. C. DHEC Office of Ocean and Coastal Resource Management at 1-843-744-5838 for their requirements.

Placement of dredged material or fill material in waters of the U.S. without a Department of the Army permit or exemption may result in injunctive relief (restoration) and substantial civil penalties under Section 309 of the Clean Water Act (33 USC 1319). A permit is not required for work restricted entirely to existing high ground. If you have any questions regarding the limits of our jurisdiction, what constitutes a regulated activity, or our regulatory program in general, please contact us at 1-800-208-2054 or 1-843-727-4330.

Property owner/Authorized Agent Signature 

Project Manager Signature 

Date 2/2/00

Survey Plat or Field Sketch of described property and the JD must be attached to the Yellow (File) copy of this form



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
P O BOX 919
CHARLESTON, S C 29402 0919

REPLY TO
ATTENTION OF

August 7, 1996

Regulatory Branch

Mr. Mike DeMell
Environmental Services, Inc.
7 Drayton Street; Suite 312
Savannah, Georgia 31401

Re: SAC 81-96-0707(J)

Dear Mr. DeMell:

This is in response to your letter dated July 17, 1996, requesting a wetland determination on behalf of Jack Alderman, on property located adjacent to S.C. Highway 141 near the junction of U.S. Highway 278, Jasper and Beaufort Counties, South Carolina. The project area is depicted on the survey plat you submitted. The survey plat was prepared by Thomas and Hutton Engineering, Company dated July 16, 1996, and entitled "A WETLAND SURVEY OF A PORTION OF THE ARGENT TRACT, BEAUFORT AND JASPER COUNTY, SOUTH CAROLINA."

This plat depicts wetland boundaries as established by our office. You have requested that this office verify the accuracy of this wetland mapping as a true representation of wetlands within the regulatory authority of this office. The property in question is a 998.28 acre tract owned by the Branigar Organization, Inc., and contains 247.544 acres of freshwater wetlands.

Based on an on-site inspection and a review of aerial photography and soil survey information, it has been determined that the surveyed wetland boundaries are an accurate representation of wetlands within our regulatory authority. This office should be contacted prior to performing any work in these areas.

If a permit application is forthcoming as a result of this delineation, a copy of this letter, as well as the verified survey plat, should be submitted as part of the application. Otherwise, a delay could occur in confirming that a wetland delineation was performed for the permit project area.

Please be advised that this wetland determination is valid for five (5) years from the date of this letter unless new information warrants revision of the delineation before the expiration date. All actions concerning this determination must be complete within this time frame, or an additional wetland delineation must be conducted.

In future correspondence concerning this matter, please refer to SAC 81-96-0707(J). You may still need State or local assent. Prior to performing any work, you should contact the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management (OCRM). A copy of this letter is being forwarded to them for their information.



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
CHARLESTON, SOUTH CAROLINA 29403-5107

REPLY TO
ATTENTION OF

October 7, 2003

Regulatory Division

Mr. Stuart Sligh
Sligh Environmental Consultants, Incorporated
49 Park of Commerce Way, Suite 203
Savannah, Georgia 31405

Re: SAC 81-99-1111 (J)
Jasper County

Dear Mr. Sligh:

This is in response to your letter of July 10, 2003, requesting an update of a July 20, 1999 wetland determination, reference SAC 81-99-1111 (J), for a 1055.76-acre tract located north of US278 and northwest of SC141, in Jasper County, South Carolina. The project area is depicted on the survey plat, Sheets 0-5, you submitted at that time which was prepared by BL Young, dated 7/08/99, and entitled *"A Wetland Plat Of / A 1055.76 Ac. Tract / Being A Portion Of / The Argent Tract / Beaufort County / South Carolina"*.

This plat depicts surveyed boundaries of wetlands or other waters of the United States as established by your office. You have requested that this office re-verify the status of jurisdictional wetlands as described in SAC 81-99-1111 (J) in light of recent Supreme Court decisions regarding isolated wetlands, and verify the accuracy of this mapping as a true representation of wetlands or other waters of the United States within the regulatory authority of this office. The property in question contains 122.34 acres of jurisdictional freshwater wetlands or other waters of the United States subject to the jurisdiction of this office. In addition, the property contains 34.66 acres of federally defined freshwater wetlands or other waters that are not considered to be subject to the jurisdiction of this office due to a recent decision by the U.S. Supreme Court. The location and configuration of these areas are reflected on the plat referenced above.

It should be clearly noted that the decision of the U.S. Supreme Court to exclude certain waters and wetlands from federal jurisdiction under the Clean Water Act has no effect on any state or local government restrictions or requirements concerning aquatic resources, including wetlands. You are strongly cautioned to ascertain whether such restrictions or requirements exist for the area in question before undertaking any activity that might destroy or otherwise impact these wetland resources.

Based on an on-site inspection and a review of aerial photography and soil survey information, it has been determined that the surveyed jurisdictional boundaries shown on the referenced plat are an accurate representation of jurisdictional areas within our regulatory authority. This office should be contacted prior to performing any work in these areas. Enclosed is a form describing the basis of jurisdiction for the areas subject to the jurisdiction of this office.

NOTIFICATION OF JURISDICTIONAL DETERMINATION
U.S. Army Corps of Engineers
Charleston District

Action ID: SAC-81-99-1736 County JASPER
Property Owner/Authorized Agent JOEL PRICE NEWTRK ENVIRONMENTAL, INC.
Address 340 EISENHOWER DRIVE BUILDING 200, SUITE 201
SEVENOAK, GA 31406 Telephone Number 762-354-6494
Size and Location of Property PLAT SHEETS 1 OF 12 THROUGH 12 OF 12 PREPARED
BY THOMAS + HUTTON ENGINEERING CO., DATED SEPTEMBER 19, 1997,
AND ENTITLED "A WETLAND PLAT OF A 6614.87 AC TRACT BEING A
PORTION OF ARGENT TRACT."
Indicate Which of the Following Apply to the Property:

Jurisdictional Determination ("JD") Needed

There are areas within the jurisdiction of the Corps which we strongly suggest should be delineated and surveyed. The surveyed boundaries must be verified by our staff before the Corps will make a final determination.

Large or Commercial Tracts

Because of the size of your property and our present workload, our identification and delineation of the jurisdictional areas cannot be accomplished in a timely manner. You may wish to employ a consultant to obtain a more timely delineation. Once your consultant has flagged the jurisdictional areas, Corps staff will review it, and if it is accurate, we strongly recommend that you have the line surveyed for final approval by the Corps. The Corps will not make a final JD without an approved survey.

JD Finished

☒ The jurisdictional areas have been delineated, and the limits of Corps jurisdiction have been explained to you. Unless there is a change in the law or our published regulations, this JD may be relied upon for a period not to exceed five years from the date of this notification.

No Wetlands

There are no areas which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this JD may be relied upon for a period not to exceed five years from the date of this notification.

Coastal Zone

☒ The property is located in the South Carolina Coastal Zone. In addition to any above requirements, you should contact the S. C. DHEC Office of Ocean and Coastal Resource Management at 1-843-744-8838 for their requirements.

Placement of dredged material or fill material in waters of the U.S. without a Department of the Army permit or exemption may result in injunctive relief (restoration) and substantial civil penalties under Section 309 of the Clean Water Act (33 USC 1319). A permit is not required for work restricted entirely to existing high ground. If you have any questions regarding the limits of our jurisdiction, what constitutes a regulated activity, or our regulatory program in general, please contact us at 1-800-208-2054 or 1-843-727-4330.

Property owner/Authorized Agent Signature [Signature]

Project Manager Signature [Signature]

Date DECEMBER 13, 1999

Survey Plat or Field Sketch of described property and the JD must be attached to the Yellow (File) copy of this form

SAC Form 304
August 1998

EXHIBIT D
BJWSA INTENT TO SERVE LETTER



8 SNAKE ROAD, OKATIE, SC 29909-3837
843.987.9292 FAX 843.987.9293
Customer Service 843.987.9200
Operations & Maintenance 843.987.9220
Engineering 843.987.9250
www.bjwsa.org

DEAN MOSS, General Manager

February 3, 2005

Nathan B. Long
Thomas & Hutton Engineering Company
PO Box 2727
Savannah, GA 31402-2727

Subject: Water & Sewer Availability - Argent East Tract

Dear Nathan:

After reviewing the Initial Master Plan for the Argent East Tract, we have determined that water and sewer service is available to the subject project.

Your next step will be to submit plans, specifications, and loading calculations to BJWSA for approval. Once the design package is approved, capacity fees will be quoted. Please note that all fees must be paid in full before a capacity commitment is issued by this office and the construction permit application is submitted to SC DHEC. Construction cannot begin until the SC DHEC construction permit has been issued.

Should you have any questions, please do not hesitate to contact me at 843-987-9265.

Sincerely,

Richard Deuel, PE (B)
Senior Engineering Manager

RD: sg

Copy: file

MARK C. SNYDER
CHAIRMAN

JIM CARLEN
JOHN R. PHILIPS

MICHAEL L. BELL
VICE CHAIRMAN

BRANDY GRAY
JOHN D. ROGERS

DAVID M. TAUB
SECRETARY/TREASURER

JAMES P. "PAT" O'NEAL
CHARLIE H. WHITE

EXHIBIT E
PALMETTO ELECTRIC INTENT TO SERVE LETTER



ne Cooperative Way

Hardeeville, SC 29927-5123

843-208-5551

February 14, 2005

Mr. Nathan B. Long
Thomas & Hutton Engineering Co.
P. O. Box 2727
Savannah, GA 31402-2727

Re: Argent East Tract

Dear Nathan:

Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced site. A redline drawing will be provided when the electrical load requirements and a detailed drawing have been received.

Please be advised that part of this tract appears to be in South Carolina Electric and Gas's service territory.

Thank you for your assistance and cooperation in this matter. If you have any questions or if I may be of further assistance, please do not hesitate to contact me at (843) 208-5508.

Sincerely,

PALMETTO ELECTRIC COOPERATIVE, INC.

A handwritten signature in black ink that reads "Bob Bishop".

Bob Bishop
Manager, Engineering Services

RB:sdr

c: Mr. Bob Casavant, PECI
Mr. Parks Moss, PECI



EXHIBIT F
HARGRAY INTENT TO SERVE LETTER



February 15, 2005

Nathan B. Long
Thomas & Hutton Engineering Co.
P.O. Box 2727
Savannah, GA 31402-2727

RE: Argent East Tract - Preliminary

Dear Mr. Long:

The above-reference property is in the Hargray Telephone Company service area and this is to advise that Hargray has the ability and will be able to accommodate all of the telephone needs for this project.

Enclosed herewith is a Project Application Form to be completed by the owner/developer of the project and submitted to the Telephone Company along with a set of site plans/construction drawings. Upon receipt of the site plans/ construction drawings and the completed Project Application Form we will issue a Letter of Intent to serve the project, subject to any conditions that may be applicable.

If I can be of further assistance, please do not hesitate to call.

Sincerely,

Frank Mills

Planning & Design Engineering

Enclosure

EXHIBIT G
CITY OF HARDEEVILLE MUNICIPAL ZONING AND DEVELOPMENT
STANDARDS ORDINANCE

Zoning Regulations

1. The Municipal Zoning and Development Ordinance of the City of Hardeeville, as codified through Supplement 21.
2. The Planned Development District (PDD) Conceptual Master Plan dated July 21, 2005 and adopted by the City of Hardeeville on July 21, 2005 by Ordinance Number 2005-7-17K

EXHIBIT G
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EXHIBIT H
LANDSCAPE STANDARDS

EXHIBIT H. LANDSCAPING STANDARDS

Section 01. Purpose.

This Section is intended to improve and protect the environment and the value and the character of the community and properties by providing for the installation and maintenance of landscaping and the preservation of natural plant growth. The provision for landscaping and the retention of natural plant growth reduces erosion, provides shade, buffers incompatible uses, aids in urban temperature control, and improves the aesthetic quality of a community and properties, thereby promoting the public health, safety, and general welfare

Section 02. Definitions.

For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Abut means properties which are either contiguous or separated by a road or drainage right-of-way.

Accessway means the principal means of ingress and egress to a parcel from a public or private street right-of-way.

Architectural wall means a wall designed to complement adjacent development consisting of masonry block with stucco, fluted block, a finished designer block, poured concrete, or pre-cast concrete with a treatment on top such as a cornice, tile band or similar accent. A pre-cast concrete wall shall be comparable in visual quality to a block wall.

Clear trunk height (CT) means the height of a tree measured from the ground to the bottom of the canopy.

Commercial area means any area designated in the approved Argent East PDD and Conceptual Master Plan as commercial or office.

Diameter breast height (DBH) means the diameter of a tree trunk measured at four and one-half (4 ½) feet above grade.

Dripline means an imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.

Evergreen means foliage that remains green or living throughout the year, non-deciduous.

Frontage means linear distance measured along abutting road rights-of-way.

Ground cover means low growing plants planted in such a manner as to form a continuous cover over the ground.

Industrial area means any area zoned industrial, including areas designated for industrial use in the approved Argent East PDD and Conceptual Master Plan.

Landscape island means an area designated for landscaping located at the end of a parking bay that is typically ten (10) to fifteen (15) feet in width, but may be wider.

Landscape strip means a strip of land designated for landscaping.

Landscape buffer strip means a strip of land designated to provide a visual buffer between abutting properties that consists of landscaping and an architectural wall.

Landscaping means material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or palms; and nonliving durable material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand, walls, or fences, but excluding paving.

Mulch means nonliving, small, aggregate material such as gravel, rock, pebbles, bark, or pine needles spread over exposed soil or landscape fabric as an erosion and weed control.

Multi-family residential/institutional areas means any area zoned multi-family residential or institutional, including areas designated for multifamily/institutional uses in the Argent East PDD and Conceptual Master Plan.

Off-street parking area means any area except a public or private right-of-way used for the purpose of parking, storing or display of vehicles, boats, trailers and mobile homes, including used car lots, but not including parking structures or garages.

Open lot storage area means an area which is not enclosed by a permanent structure or wall where inoperative vehicles, scrap metal, scrap lumber, building materials, machinery, machinery parts, or other similar items are customarily sold or stored.

Open space area means any open space, park, or public or private spaces not committed to preservation or drainage uses as calculated and determined by the Argent East PDD and Conceptual Master Plan.

Other vehicular use areas means all land upon which vehicles traverse the property as a function of the primary uses.

Parking bay means a single alignment of parking spaces that is terminated at each end with a landscape island as approved in the Argent East PDD and Conceptual Master Plan.

Planting area means any area designated for landscape planting having a minimum area of ten (10) square feet and having a minimum dimension of three (3) feet; except that wherever a tree shall be planted, a minimum area of twenty-five (25) square feet, with a minimum dimension of at least five (5) feet.

PDD planned development district means a land area under unified control which is planned and programmed in a single development operation or is a series of prescheduled phases according to an officially approved final Concept PDD plan.

Shrubs means any low, self-supporting, multi-stemmed evergreen or deciduous plants.

Right-of-way: includes any public or private street or drainage canal right-of-way. In addition, other properties that are fifty (50) feet or more in width that support infrastructure or utility uses such as, but not limited to, electric power lines and swales shall also be considered a right-of-way.

Single-family residential area means any portion of the city divided into lots intended to contain a single dwelling unit designed for occupancy by one (1) family.

Tree means any self-supporting, woody plant having at least one (1) well-defined stem that will gain a minimum height of twenty (20) feet when mature.

Vines means any of a group of woody or herbaceous plants which may climb by means of twining, aerial rootlets or tendrils.

Xeriscape means a landscaping method that maximizes the conservation of water by the use of site-appropriate plants, proper mulches, and an efficient watering system.

Section 03. Use of landscaping for site development area.

The use of landscaping shall be required for all site development as follows:

- a. Commercial areas. For site development in commercial areas, as defined in the Concept PDD, landscaping shall be placed as described in section .04 herein, except section 04(11).
 - b. Multi-family residential/institutional areas. Sites developed for multi-family, institutional, and public buildings shall have landscaping installed in accordance with the requirements described in section 04 herein, except section 04(6) and section 04(11). A landscape strip that is at least ten (10) feet in depth shall be provided between buildings and parking lots, sidewalks, and vehicular use areas. This area is to be planted with grass/ground cover, shrubs, and trees. See section 04(12) for minimum required quantity.
 - c. Industrial areas. Sites developed in industrial areas shall have landscaping installed in accordance with the requirements of section 04 herein, except section 04(11), .04(7)c and 04(12)
- 22. Inner courtyards. Warehouse and/or industrial complexes erected with an inner court enclosed by walls or buildings shall not be required to landscape the inner court storage area.
 - 23. Site perimeter landscaping. A landscape strip at least ten (10) feet in depth shall be located adjacent to all rights-of-way and abutting properties. Along a street right-of-way, one (1) tree shall be provided for each thirty (30) linear feet of frontage, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than fifty (50) feet. A continuous hedge shall extend the length of the landscape strip. One shrub shall be required for each two (2) linear feet and the shrubs shall be at least twenty-four (24) inches in height at the time of planting. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, and other landscape treatment, excluding paving. Landscape strips not located adjacent to a street right-of-way, shall have at least one tree for every sixty (60) linear feet, or fractional part thereof. A landscape strip located around an open lot storage area shall provide one (1) tree for every thirty (30) linear feet, or fractional part thereof. Where an industrial use is located next to a commercial, office, or institutional use, a continuous hedge shall also be provided within the side and rear perimeter landscape strip, unless there is an existing hedge located along the perimeter of the adjacent property. Parking lot perimeter landscape strip requirements shall take precedence where a parking lot is located adjacent to a perimeter landscape strip.
- d. Single-family residential areas. For site development in single-family residential areas, landscaping shall be installed in accordance with 04(11) and 04(1)c.

Section 04. Landscaping Requirements.

To ensure that the landscaping provided is adequate to meet the intent of this subchapter, the following requirements are specified:

10. Installation.

- a. **Planting practices.** All landscaping shall be installed in a sound, workmanlike manner and according to accepted good planting practice with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet any other applicable ordinances.
- b. **Staking.** All balled and burlapped trees and palms shall be staked. Trees and palms shall be staked until the roots have become established for a period typically between six (6) months and one (1) year or as specified by a landscape architect.
- c. **Easement and utility area landscaping.** No landscaping shall be planted in such a manner as to adversely affect drainage or utility easements. Trees with a maximum mature height great enough to interfere with overhead power lines shall not be planted below overhead power lines. Such trees with a maximum mature height less than the height of the overhead power line shall be as required in section 04(4)b.
- d. **Certification by landscape architect.** The landscape architect shall certify in writing to the City of Hardeeville planning and/or zoning officials that the landscaping has been installed in accordance with the plan approved by the City Council or administrative staff, as applicable. No certificates of occupancy or similar authorization will be issued unless the certification has been received verifying the landscaping meets the requirements provided herein, and is in conformance with an approved landscape plan for the project. This certification requirement shall not apply to single family residential units.

11. Maintenance.

- a. **Responsibility.** The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance at all times and shall be kept free from refuse and debris. Maintenance shall include the replacement of all dead plant material.
- b. **Irrigation.** All sodded and planted areas shall be provided with an irrigation system except for xeriscape areas. Xeriscape areas must have a readily available water supply (minimum of one (1) hose bib within one hundred (100) feet of every planting area) to provide temporary irrigation until plantings are established. Xeriscape areas must be planted with approved drought tolerant species.
- c. **Nonconformance.**
 - i. If at any time after issuance of a certificate of occupancy the landscaping of a development is found to be in nonconformance, City Council or administrative staff, as applicable shall issue notice to the owner, tenant and/or agent that action is required to comply with this subchapter and the owner, tenant, and/or agent shall have thirty (30) days to restore the landscaping as required. Failure to

- comply will result in a code enforcement action.
- ii. Permitted landscaping existing on the effective date of this subchapter shall be maintained as originally permitted. Replacement trees and other plants must, however, meet the requirement of this section.

- d. Pruning and topping. Pruning restrictions shall not apply for trees located under power lines. Trees shall be pruned only as necessary to promote healthy growth. Trees shall be allowed to attain their normal size and shall not be severely pruned or "hatracked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the National Arborist's Standards.

- e. Walls and fences. All walls and fencing shall be maintained in good condition so as to present a neat, and orderly appearance at all times and shall be kept free from mildew and graffiti.

12. Plant materials.

- a. Quality. Plant material used in conformance with the provisions of the material list as set forth in the Highway 278 Corridor Overlay District Standards (Section 4.22 of the MZDO) .

- b. Existing plant material. Developers and/or land owners are encouraged to utilize healthy, acceptable plant material existing on a site prior to its development since this plant material is known to adapt to soil and climate conditions that occur in the city area. Trees to be preserved shall be protected from construction damage. Protection should include barricades erected around the dripline, or other similar separation, of the tree during the entire construction process.

- c. Ground cover. Ground covers, other than grass, shall be planted in such a manner as to present a finished appearance and a reasonably complete coverage within four (4) months after planting. Ten (10) percent of the groundcover landscaping shall consist of flowering groundcover.

- d. Lawn grass. Grass areas shall be planted in species normally grown as permanent lawns in the city.

- e. Shrubs and hedges. Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting. When used for screening purposes they shall be spaced a maximum of twenty-four (24) inches on center and shall be maintained so as to form a continuous, unbroken, solid screen within a maximum of one (1) year after time of planting. If wider growing plants are used, spacing may be increased, but should provide a full appearance with adjacent plants touching each other.

- f. Synthetic plants. Synthetic or artificial material in the form of trees, shrubs, ground cover, vines, or artificial turf shall not be used in lieu of plant requirements in this section.

- g. Trees.

- i. Trees shall be a species as set forth in the Highway 278 Corridor Overlay District standards.

- ii. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four-foot spread. At planting, the trees shall have a diameter of at least three (3) inches at a point four and one-half (4 ½) feet above ground level. Palm trees shall have a minimum clear trunk height of ten (10) feet. Groups of smaller trees may be approved by the City Council or administrative staff, as applicable.
 - iii. No more than fifty (50) percent of the required trees may be palm trees.
 - iv. Use of native species shall be encouraged.
 - v. At least thirty-five (35) percent of the required trees shall be flowering trees.
- h. Vines. Vines shall be a minimum of thirty (30) inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.

13. Site Perimeter Landscaping--Commercial, office, institutional, multifamily, and PDD Zoning. Necessary access ways from a right-of-way through all landscape strips shall be permitted in order to utilize the parking or other vehicular use areas and these accessways may be subtracted from the linear dimension used to determine the number of trees required.

- a. Development located adjacent to a right-of-way or to another property. A landscape strip at least ten (10) feet in depth shall be located adjacent to all rights-of-way and abutting properties, unless indicated otherwise and approved by City Council. One (1) tree shall be provided for each thirty (30) linear feet of right-of-way or abutting property, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than fifty (50) feet.
- b. Special areas – four or 6 lane divided streets with a depth in excess of one hundred fifty (150) feet. Properties having a front or side facing these streets shall provide a landscape strip at least fifteen (15) feet in depth. This landscape strip shall include one (1) tree for each thirty (30) linear feet, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than fifty (50) feet. A continuous hedge shall extend the length of the landscape strip. One (1) shrub shall be required for each two (2) linear feet and the shrubs shall be at least twenty-four (24) inches in height at the time of planting. The remainder of the required landscape strip shall be landscaped with grass, ground cover, shrubs, or other landscape treatment, excluding paving.
 - i. In locations without overhead wires: Trees shall be planted at thirty (30) feet on center along the street frontage. Trees shall be as set forth in the Highway 278 Corridor Overlay District Standards.
 - ii. Parking lot terminating islands shall have at minimum one (1) tree. Two (2) palms having a clear trunk height of ten (10) feet may be substituted for one (1) tree.
 - iii. A hedge or shrub border shall be located in the landscaping strip.
 - iv. Twenty-five (25) percent of the area of the landscape strip shall be planted in ground covers and accent plants.
 - v. A landscape strip along the rear and sides of a parcel shall be provided as indicated in section 04(4)a. above. The plant materials are to meet the requirements for size, spacing, and type in accordance with the Highway 278 Corridor Overlay District Standards.

14.

Landscape buffer strips. Landscape buffer strips are areas where a wall or fence is required in addition to landscaping.

- a. Landscape buffer wall standards. Walls shall be designed as architectural walls. When a landscape buffer strip is located adjacent to a right-of-way, the architectural wall shall be set back a minimum of five (5) feet from the right-of-way in order to provide an area on the outside for landscaping and maintenance, unless noted otherwise. Where a landscape buffer is required along a drainage right-of-way, the City Council or administrative staff shall determine whether a landscape buffer strip may be permitted to be located within the adjacent drainage easement, if applicable. Where a landscape buffer strip is located adjacent to a residential property, the architectural wall shall be located at least two (2) feet from the property line and the area inside of the wall shall be landscaped. No landscaping along the outside of the wall shall be required. The architectural wall shall be located no closer than three and one-half (3 ½) feet to an interior paved surface or a parking space in order to allow space for shrubs and other landscaping. The wall and plantings shall be permanently maintained and kept in an acceptable state of repair.
 - i. Height. The architectural wall shall be as set forth in the Argent East PDD and Conceptual Master Plan.
 - ii. Design. The wall shall have columns or wall offsets at least every fifteen (15) feet. Columns shall extend beyond the face of the wall on both sides by at least three (3) inches and they shall be at least sixteen (16) inches in width. Offsets shall be at least sixteen (16) inches in depth. A decorative band or cornice located along the top of the wall shall be at least eight (8) inches in height. The primary color used on the wall shall match the primary color used on the building located on the site. The wall color shall be selected from the approved colors and conform with the requirements of the Argent East PDD and Conceptual Master Plan.
 - iii. Access. Gates may be required in order to provide pedestrian access to adjoining areas and to provide access for landscape and wall maintenance. Gates shall be opaque.
- b. Landscape material. One (1) tree, at least fourteen (14) feet in height, shall be provided for each thirty (30) linear feet of the landscaped buffer strip, or fractional part thereof. When a landscape buffer strip is located adjacent to a right-of-way, trees, continuous hedging, and ground cover shall be planted on the right-of-way side of the wall. The hedge plant materials shall be at least twenty-four (24) inches high when planted and shall be planted twenty-four (24) inches on center. At least fifteen (15) percent of the area in front of the wall shall consist of groundcover. Tree, hedge, and ground cover materials shall be selected from the materials list located in the Highway 278 Corridor Overlay District Standards. The remainder of the required landscape buffer strip shall be landscaped with grass, ground cover, shrubs, hedges, or other landscape treatment, excluding paving. The area inside the wall shall have at least one (1) shrub for each two (2) linear feet, or fractional part thereof, and the shrubs shall be at least twenty-four (24) inches in height when planted.
- c. Landscape buffer strip adjacent to residential properties located within conversion areas--Fence required. Where commercial, industrial, institutional, office, multifamily, and public facility uses abut property to the side or rear on which there is an existing house and which is zoned as single-family residential and which is located within a conversion area, a landscape buffer strip that is at least ten (10) feet in depth

located along the side adjacent to the residential property shall be provided, unless indicated otherwise. A six-foot high opaque wooden fence or fence of similar appearance shall be used as a temporary buffer. The temporary buffer shall remain until such time that the adjacent property is no longer zoned single family residential or until the house is removed from the adjacent property. One (1) tree, at least twelve (12) feet in height, shall be provided for each thirty (30) linear feet, or fractional part thereof. A continuous hedge shall extend the length of the landscape strip. One (1) shrub shall be required for each two (2) linear feet and the shrubs shall be at least twenty-four (24) inches in height at the time of planting. The remainder of the required landscape buffer strip shall be landscaped with grass, ground cover, shrubs, or other landscaping, excluding paving.

15. Perimeter landscaping for open lot storage areas. Open lot storage areas shall be landscaped on all sides as in section 153.04(5) with the option of using opaque wood, metal or plastic that looks similar to wood, or chain link (with slats) fencing in lieu of a wall, except for necessary accessways for ingress and egress from the open lot storage areas and where the storage area is screened from view from surrounding property by intervening buildings and structures. However, properties facing a collector or arterial road shall have an architectural wall located along the street frontage. Chain link fencing shall be vinyl coated in a green or black color. Along areas facing a street right-of-way, the required landscaping shall be located in front of the wall or fence.
16. Perimeter landscaping around parking areas and other vehicular use areas.
 - a. General. A landscape strip at least ten (10) feet in depth located adjacent to an off-street parking area or other vehicular use area shall be provided unless indicated otherwise. See section 04(7)c. below. This landscape strip shall include one (1) tree for each thirty (30) linear feet, or fractional part thereof.
 - b. Landscape barrier. In addition, a hedge, wall, or other durable landscaping barrier shall be located within this landscape strip. If such a barrier is of non-living material, it shall be a minimum height of three (3) feet and one (1) shrub or vine shall be planted for each five (5) linear feet or fractional part thereof. Such shrubs or vines shall be located along the exterior side of the barrier. The remainder of the required landscape strip shall be landscaped with grass, ground cover, shrubs, hedges, or other landscape treatment, excluding paving.
 - c. Landscape strip between buildings and vehicular use areas. A landscape strip that is at least ten (10) feet in depth shall be located between a building and a parking space. A landscape strip that is at least five (5) feet in depth shall be located between a building and a loading space except where access is required. A landscape strip that is at least five (5) feet in depth shall be located between a building and a driveway or a sidewalk, unless indicated otherwise. The landscape strip shall be planted with, sod, groundcovers, shrubs, trees, and or hedges. See section 04(12) for required quantity of landscaping located around building facades and section 03(2) for special requirements for multifamily development.
 - i. Where the rear of a building is not generally accessible or visible to the general public, such as a strip commercial shopping center, the City Council or administrative staff, as applicable, may waive or modify the requirement for a landscape strip to be located between vehicular use areas and a building.

17. ~~—————~~ Parking Lots

a. General. Interior portions of off-street parking facilities that are not specifically designed as parking spaces or maneuvering areas shall not be paved for vehicle use. These areas shall be planted and permanently maintained with trees and shrubs, and finished with ground cover or other landscape material. Mechanical, electrical, or utility equipment (excluding a fire hydrant) is prohibited from being located within a required landscape island.

b. Maximum number of continuous parking spaces. Parking bays shall have a landscape island located at each end in order to break up excessively long runs of parking spaces. Each landscape island shall have at least one (1) shade tree.

i. Sites greater than two (2) acres in size. - A landscape island at each end of a parking bay shall be provided that has a minimum width of ten (10) feet and a minimum total area of one hundred fifty (150) square feet. The parking bay shall contain no more than twelve (12) continuous parking spaces nor extend more than one hundred thirty (130) linear feet, whichever is more restrictive, unless approved by City Council.

ii. Sites two (2) acres or less in size.

1. A landscape island at each end of a parking bay shall be provided that has a minimum width of ten (10) feet and a minimum total area of one hundred fifty (150) square feet. The parking bay shall contain no more than eight (8) continuous parking spaces nor extend more than ninety (90) linear feet, whichever is more restrictive. The abutting parking bays shall contain no more than eight (8) parking spaces nor extend more than ninety (90) linear feet, unless approved by City Council.

c. Curbing. All interior landscaping areas shall be curbed to prevent vehicular encroachment.

18. Screening of refuse collection and recycling areas. Refuse and recycling dumpsters utilized at multi-family residential complexes, commercial, industrial, office, and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening for refuse and recycling dumpsters shall consist of a five-foot high masonry wall. In addition, one shrub or vine shall be planted at two-foot centers along the outside perimeter of the screen. Dumpster enclosures shall measure at least twelve-foot by twelve-foot in area. The gate to the recycle dumpster enclosure shall have a sign attached indicating "recycle". Dumpsters shall be located in areas that minimize public view. Gates shall not be in view of a street. All uses, excluding single-family residential uses, that generate refuse shall provide one (1) or more locations for enclosed and gated refuse dumpsters even if curbside pick-up is utilized, unless indicated otherwise. Multifamily development that is less than five (5) units per acre shall be exempt from providing locations for refuse and recycle dumpsters provided that the waste service provider agrees to provide curbside pick-up service. Commercial, office, institutional, and multifamily development greater than five (5) dwelling units per acre shall provide one (1) or more locations for enclosed and gated recycling dumpsters even if curbside pick-up is utilized. The site plan review committee may modify the size required for the recycling dumpster enclosure after reviewing and considering the size of the building and type of use.

19. Other areas. All property, except for land utilized for principal structures, accessory structures, off-street parking areas, other vehicular use areas, and required landscaped areas shall be landscaped with at least grass, ground cover, or mulch.

20. **Single-family residential landscaping.** A minimum of four (4) trees per lot selected from the Highway 278 Corridor Overlay District Tree List is required at the time of issuance of a certificate of occupancy in single-family residential areas. Each tree shall be a minimum of eight (8) feet overall height when planted with a minimum four-foot spread. At planting, the trees shall have a diameter of at least one and one-half (1 ½) inches at a point one and one-half (1 ½) feet above ground level. Existing non-exotic healthy trees may be used to satisfy this requirement
21. **Landscaping around building facades.** Unless otherwise approved by City Council, a landscape strip between five (5) and twenty (20) feet shall be located around the perimeter of a building that is visible to the general public, patrons, or residents, unless noted otherwise. Also, refer to section 04(7)c., landscaping between buildings and vehicular use areas, and section 03(2), multifamily development. Landscaping shall be designed to be complimentary to the building facade. Plantings shall include trees, hedging, and ground cover placed around the building. There shall be at least one (1) shrub for every one and one-half (1 ½) linear feet of a building's perimeter, excluding paved access areas, and the shrubs shall be at least twenty-four (24) inches in height at the time of planting. Note: A wider landscape strip permits more area to plant required trees and shrubs.
22. **Preservation of existing non-exotic vegetation.**
 - a. Preservation of existing non-exotic vegetation shall be required whenever possible. The City Council or administrative staff may require tree surveys to be submitted to meet these objectives.
23. **Drive-throughs.** No drive-through windows located between the right-of-way of a primary collector/arterial roadway and a building are permitted. If there is no other location option, the entire drive through lane must be completely screened from adjacent view using a continuous planting of vegetation at a height of six (6) feet at time of planting. Vegetation shall be maintained at a height of at least six (6) feet.
24. **Joint use parking.** Joint parking areas are allowed and encouraged between adjacent land owners. Joint parking areas will be treated as a single parking area and must meet all requirements of this chapter and the zoning code. Joint parking areas will only be permitted if there is a mutual agreement among the owners of the parking areas, which is acceptable to the city and a copy of the agreement filed with the City Administrator.
25. **Landscape strips combined.** Where the edges of required landscape strips are spaced apart twenty (20) feet or less, a single landscape strip may be utilized and the landscaping may be distributed over the entire width of the combined landscape strips. However, requirements for landscape buffer strips as indicated in section 04(5) shall not be modified. Where a landscape buffer strip and a landscape strip are spaced apart twenty (20) feet or less, only a landscape buffer strip shall be required. Where requirements for a landscape strip differ, the more stringent requirements shall take precedent.
26. **Mechanical, electrical, and utility equipment.** A hedge that is at least twenty-four (24) inches in height when planted and that is spaced at least twenty-four (24) inches on center shall be planted around mechanical, electrical, and utility equipment except where access to the equipment is necessary. Lift stations shall have an opaque wall or fence located around the perimeter except where the gate is located. The gate shall be semi-transparent in order to allow for visual inspection of the equipment by the utility department. The lift station's alarm light shall be clearly visible above the wall or fence at all times. Hedging shall be located around the wall or

fence. The wall or fence shall be of a material that is similar or complementary to the building or buildings located on the site. Air conditioning condensing and compressor units shall not be located on a side of a building that faces a street right-of-way or a driveway.

27. Gated and/or walled entrances. Trees, shrubs, and groundcover shall be planted along a wall or fence and around a guard house located at a gated entrance. At minimum, a landscape strip that is at least ten (10) feet in depth shall be located along the side that is visible to the general public. At least one (1) tree for each fifteen (15) linear feet, or fractional part thereof, of the walled entrance (excluding the gates) shall be provided. One (1) shrub shall be required for each two (2) linear feet and the shrubs shall be at least two (2) feet in height at time of planting.
28. Sidewalks and bikepaths.
 - a. Development located along existing streets. Development located along an existing street right-of-way that is greater than sixty (60) feet in width shall provide a sidewalk that is at least five (5) feet in width, typically along the property line, and within the street right-of-way. However, in such case where the City Council and/or administrative staff determines that a sidewalk located within a right-of-way is not appropriate or will be in conflict with other public works, the engineering department may require that the sidewalk be located on the subject property to be developed, typically along the property line. Location and design shall be subject to review by the City Council or administrative staff, as applicable. In areas where a design plan for sidewalks and/or bikepaths has been adopted or established, the design plan shall take precedence as to the location, size, and other features of the sidewalk and/or bikepath. Sidewalks shall not encroach into landscape strips.
 - b. Public and private streets or driveways. As part of the Master Plan approval, a sidewalk that is at least five (5) feet in width shall be located along the side or sides of the following proposed street rights-of-way or main access routes:
 - i. A public or private street right-of-way having a non-residential land use. Sidewalk shall be located along the side of the street having the non-residential use.
 - ii. A public or private street right-of-way or driveway that serves as a main access route to a residential development. Sidewalks shall be located on both sides, unless otherwise approved by City Council at Master Plan approval.
 - iii. All collector or arterial roads. Sidewalks shall be located on both sides, unless otherwise approved by City Council at Master Plan approval.
 - c. Whenever possible, a sidewalk shall be located along the edge of the street right-of-way, leaving a green space located between the street pavement and the sidewalk.

Section 05. More stringent requirements may be required.

- A. This section shall be a minimum standard and shall apply to all areas of the Argent East PDD and Conceptual Master Plan, unless otherwise approved as part of a Master Plan approval by City Council.
- B. Landscape guidelines which pre-empt this ordinance may be adopted by City Council for certain areas.

Section 06. Submission of landscaping plan; approval prior to enactment.

- C. _____ A landscaping plan prepared, signed and sealed by a South Carolina registered landscape architect shall be submitted as part of the site plan submission.
- D. Such plan shall be approved by the City Council or administrative staff, as applicable, prior to the issuance of a building or paving permit and shall contain the following:
 - a. Name, address, and phone number of the owner, landscape firm, and designer.
 - b. North arrow, scale, and date (minimum scale one (1) inch = thirty (30) feet and sheet size shall not exceed 30" x 42").
 - c. Property lines, easements, and rights-of-way.
 - d. Location of all existing and proposed electrical, mechanical, and utility equipment and location of all utility services (electrical power lines, cable lines, water lines, sewer lines, and the like).
 - e. Location of any existing or proposed structure.
 - f. Location of proposed site features such as earthen mounds, walls, fences, and water areas.
 - g. Location of any existing or proposed vehicular use areas.
 - h. Location of any existing or proposed sidewalks, curbs, and wheel stops.
 - i. Location of required landscape strips and landscape buffer strips.
 - j. Location, diameter breast height, height, description of all landscape material including name, quantity, spacing, installation and maintenance requirements, and the like.
 - k. Location, and area of landscaping for freestanding signs.
 - l. Location of stormwater retention/detention ponds, swales, underground pipes, and other related features.
 - m. If a landscape buffer wall is required, provide a note on the site plan and landscape plan that states that the height of the wall meets the requirements of the Argent East PDD and Conceptual Master Plan.
 - n. Provide a note indicating that the site will be irrigated. Irrigation plans shall be submitted to the planning and zoning department and to the utility department prior to obtaining a building permit. If xeriscaping is utilized, provide a note indicating that it is a xeriscape plan and show the location of the hose bibs. See section 04(2)b. for xeriscape area requirements.

Section 07. Variances and administrative variances.

- (1) Variances shall be processed in accordance with the provisions of the MZDO. The applicant shall submit an application, pay the associated review fee, and submit a landscape plan to apply for a variance.
 - a. The City Administrator, or his designated and authorized agent, shall have the authority to hear and decide requests for the following administrative variances.
 - i. Height. Variances of ten (10) percent or less to the required height of a wall, fence, tree, or shrub.
 - ii. Species substitution. Variances of ten (10) percent or less to the required amount of landscaping to allow for the substitution of a species not listed on the Highway 278 Corridor Overlay List.
 - iii. Amount. Variances of ten (10) percent or less to the required number of trees, shrubs, or ground cover.
 - b. Substituting landscaping for a required architectural wall requires the approval of the City Council and/or administrative staff.

Section 08. Administrative reviews of a landscape plan.

- (1) Minor revisions to a landscape plan may be reviewed and considered for approval by the administrator. The administrator may refer the request to the appropriate committee for a recommendation. Minor revisions to a landscape plan include the following:
 - a. Relocation. The relocation of thirty (30) percent or fewer of the required number of trees, shrubs, or groundcover, provided that the landscaping to be relocated is not located within a drainage or utility easement or right-of-way.
 - b. Substitution. The substitution of thirty (30) percent or less of a species for another species, provided that the proposed species is listed on the Highway 278 Corridor Overlay List and that the landscaping proposed to be substituted is not located within a drainage or utility easement or right-of-way.

Section 09. Exemption or modification to landscape buffer wall requirement.

Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip or requests to be exempt from installing the landscape buffer strip requirement shall be reviewed by the city council.

EXHIBIT I
MASTER SIGN PROGRAM



Letter of Transmittal

Date: September 15, 2005
To: Lewis Hammet
From: Brian Witmer
CC:
Re: Argent East Community Signage Manual
Project: Argent East
Project #: 24664
Via: Mark Woodhurst

Copies	Date	Description
1	9-15-05	Argent East Community Signage Manual

~~WPH/ML~~

~~WPH/ML~~

~~WPH/ML If you need additional copies or have any questions.~~

~~WPH/ML~~

~~ML~~

ARGENT EAST COMMUNITY SIGN MANUAL

PREPARED FOR DISTRIBUTION / JULY 20, 2005
REVISED DISTRIBUTION / AUGUST 6, 2005



Wood+Partners Inc.
Landscape Architects
Land Planners

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SINGLE USER / SINGLE USER [CHANGEABLE COPY]
MULTIPLE USER / INFORMATIVE

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Introduction

This MASTER SIGN PROGRAM provides a comprehensive overview of all signs within The Argent East Community. The Program is composed of two major sections – Community Signs and New Development Signs. The first section describes Community Signs provided by Argent East, and the second section provides sign guidelines for those developing projects with the Argent East Community. The guidelines are not intended to restrict imagination, innovation or variety, but to assist in creating a consistent, well-planned solution for the identification throughout the community. The MASTER SIGN PROGRAM offers many opportunities for creativity and individuality.

PROCEDURE:

All proposed signs, prior to application for a sign permit from the City of Hardeeville, must be approved in writing by the Argent East Design and Review Committee which will review signs based on the criteria that follow. Letter of Approval by the Argent East Design Committee is to be used for obtaining City of Hardeeville sign permits. No sign permit shall be allowed without an Argent East Design Review Committee Letter of Approval. All applicants shall familiarize themselves with and obtain a copy of the current review fees from The Argent East Design Review Committee.

BACKGROUND:

The sign guidelines in this manual are amendments to existing City of Hardeeville codes and ordinances and to the Argent East Design Guidelines. Any sign elements or criteria not addressed in this program will first be directed to the Argent East Design Review Committee for review and consideration. Signs represented are subject to change by the master developer. Quantity and location of signs are estimated only and subject to change. Existing city codes shall be used for sign criteria not addressed in this program or by the East Argent Design Review Committee.

Temporary signs within Argent East will be permitted individually at the discretion of the Argent East Design Review Committee.

GENERAL REQUIREMENTS / UTILITY SETBACKS:

All structures, including signs, shall be installed a minimum of 10 feet horizontally from all mains [water, gravity, sewer, force and City owned reclaimed water]. The 10 foot horizontal setback shall be measured from the outside edge of the pipe to the nearest point of the structure, including underground [footers for example] or above ground [roof overhangs for example] features. Single or double post community directional and/or informative signs occurring within the rights-of-way may encroach within these setbacks. Those mains installed between structures shall have a 15 foot setback on each side. Additionally, where deep mains are installed, those greater than 9 feet, between structures, the Utility may, at its discretion, require additional horizontal setback.

INTRODUCTION [Continued]

SIGN AREA CALCULATIONS:

Argent East community seals and Argent East community name shall be used throughout the sign program. These decorative themed reinforcing elements shall not be counted in allowable square footage or sign face square footage calculation.

The "allowable sign area" shall include the entire area within a circle, rectangle or triangle enclosing the extreme limits of writing, forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding the necessary supports or Uprights on which such sign is placed.

SIGN SETBACK:

All signs, monuments and entry features shall maintain a 10' setback from rights-of-way and/or property lines with the exception of those signs specifically designed to occur within road rights-of-way.

COMMUNITY BUILDING / CIVIC STRUCTURES:

Civic buildings and/or structures such as schools, fire stations, post offices, police stations and community centers may have additional and/or modified signage due to the significance and location of the proposed facility and the integration of the signage into a community focal point. Additional and/or modified signs for civic buildings will be allowed based on review and approval by the Argent East Review Committee.

SIZE:

The dimensions used under the "size" category are meant as a general size range for the actual sign including all posts, support, etc. necessary for the sign element. Signs may exceed these dimensions based on the final sign design and in an effort to allow creativity and flexibility in the sign program, however "allowable sign area" may not be altered.

ADDRESS INCORPORATION:

Applicants must refer to the latest adopted City of Hardeeville Sign Code.

INTERNAL ILLUMINATION:

Internal illumination will be permitted individually at the discretion of the Argent East Design Review Committee.

LIGHTING HEIGHT AND LOCATION:

For sites greater than one acre [1], site fixture heights shall be a maximum of thirty-five [35] feet. Locations and height to be reviewed by the Argent East Design Review Committee with no additional approvals needed.

Community Signs

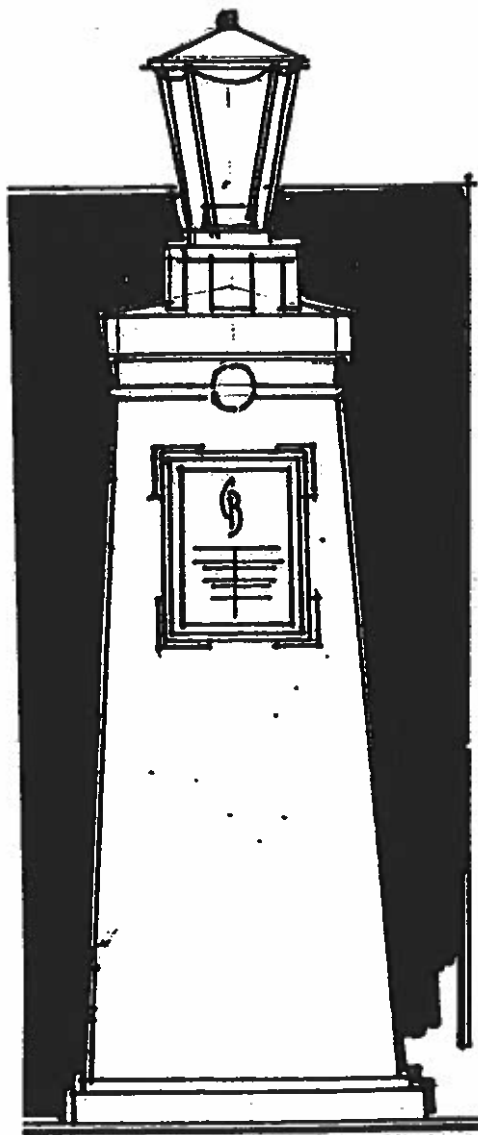
Throughout the Argent East Community, a series of signs are provided that identity the community and provide clear direction while echoing the character and materials of the community. The following pages in this section show these proposed sign layouts.

PERMANENT:

- COMMUNITY MARKERS
- LARGE COMMUNITY SIGN
- WELCOME SIGNS "MAIN ENTRY LOOKOUTS"
- SPECIAL HIGHWAY DIRECTIONAL
- PRIMARY DIRECTIONAL
- SECONDARY DIRECTIONAL
- MINI DIRECTIONAL / INFORMATIONAL / ENVIRONMENTAL
- DECORATIVE STANDARDS

TEMPORARY:

- DIRECTIONAL / INFORMATIVE
- BUILDER DIRECTIONAL
- MINI BUILDER DIRECTIONAL / INFORMATIONAL / ENVIRONMENTAL



Community Markers

PAGE: 6

User: Locate and Identifies Argent East Community.

Locations: Adjacent to major roadways, key entries and boundary points.

Quantity: Eight

Size (refer to page 4): 80' ht.

Allowable Sign Area: 100 SF (per face) Maximum (4) Faces - seal or text

Materials: Brick or stone veneer accents, stucco or siding, steel, metal accent trim or equal.

Colors: To Be Determined

Copy: Letter size and style TBD. Argent East Community Seal to be included in allowable sign area.

Misc: Argent East Community will be responsible for the maintenance of the Argent East Markers. Sign illumination to be determined by master developer.



Large Community Sign

PAGE: 7

User: Identifies Argent East Community.

Locations: To Be Determined

Quantity: To Be Determined

Size (refer to page 4): 25' ht. X50' width

Allowable Sign Area: 800 SF

Materials: Brick or stone veneer accents, stucco or siding, metal accent trim or equal.

Colors: To Be Determined

Copy: Letter size and style TBD.

Misc: Argent East Community will be responsible for the maintenance of the Argent East Markers. Sign illumination to be determined by master developer.



Welcome Signs “Main Entry Lookouts”

PAGE: 8

User: Identifies Argent East Community as one enters the project along main entry road & other alt. Entries.

Locations: Along main entry road and at entries to community roadways.

Quantity: Main Entry Road - (1) each side of roadway or (1) median located / Alternate Entries (1) - each side of roadway.

Size (refer to page 4): 8' ht. X 16' width

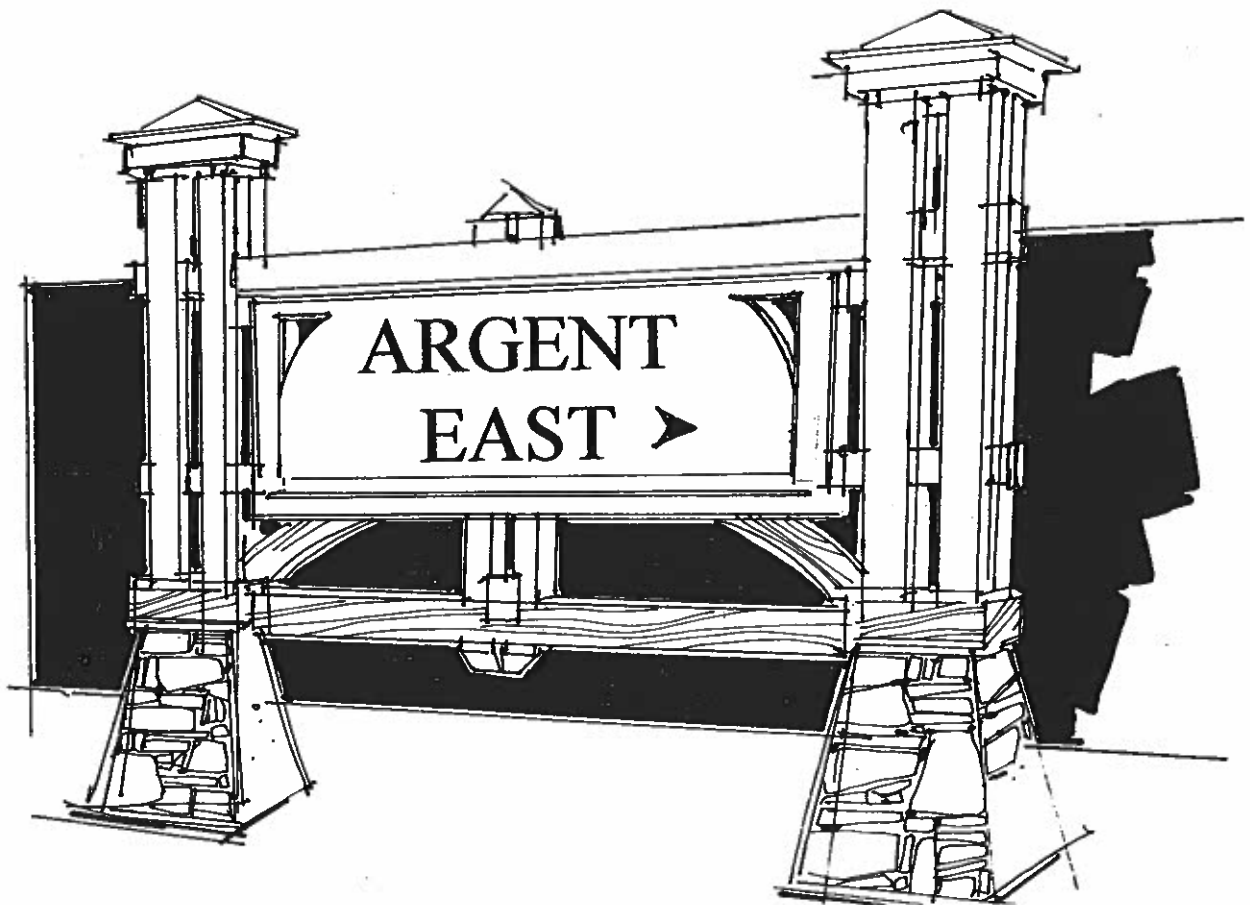
Allowable Sign Area: One face (72 SF)

Materials: Brick or stone veneer accents, stucco or siding, metal accent trim or equal.

Colors: To Be Determined

Copy: Letter size and style TBD.

Misc: Argent East Community will be responsible for the maintenance the Welcome Signs. Sign illumination to be determined by master developer.



Directional

PAGE: 9

User: Identifies Argent East Community. "Special Identity TBD"

Locations: To Be Determined

Quantity: To Be Determined

Size (refer to page 4):
8'9" ht. X 16'4" width (max)

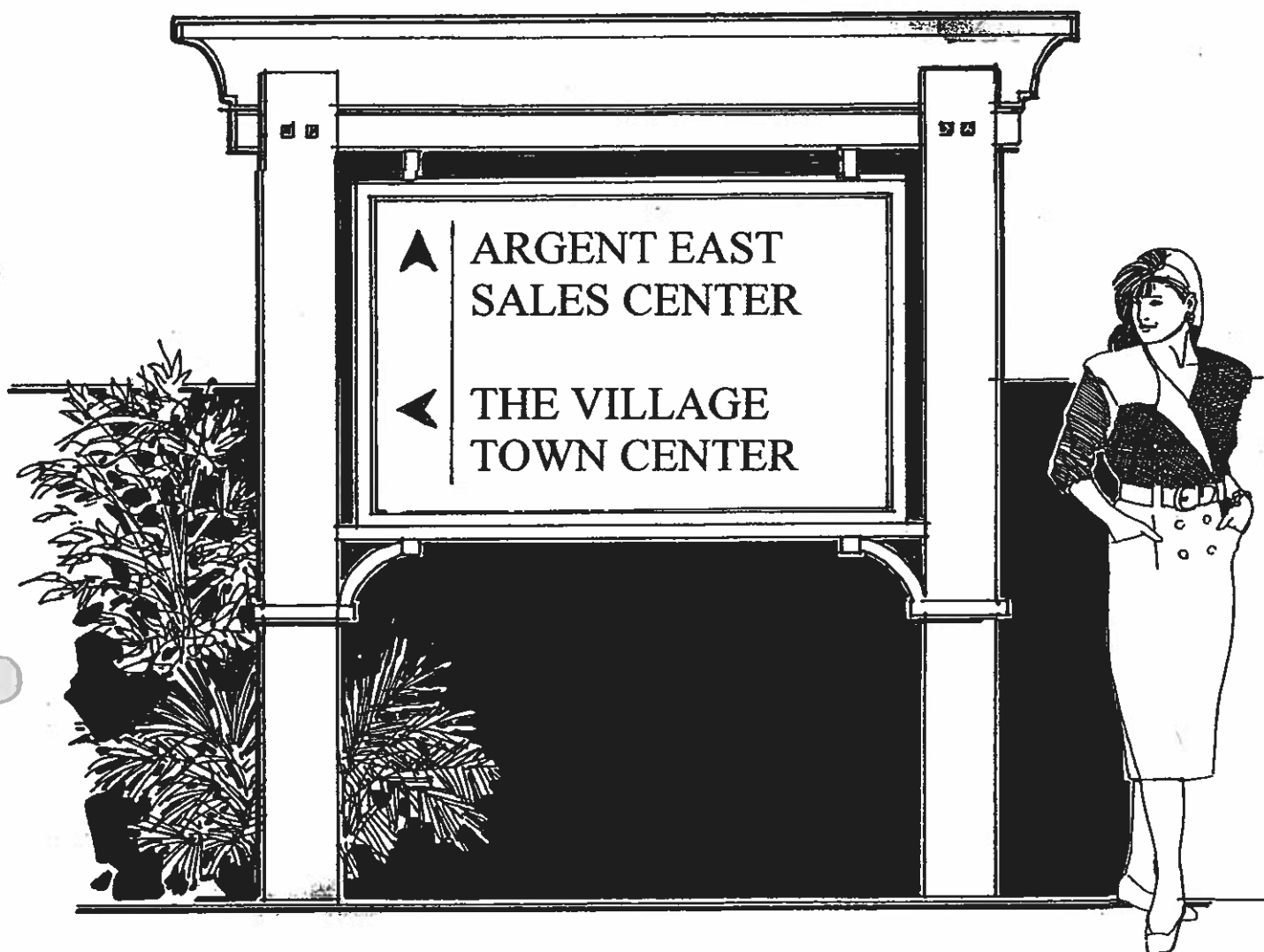
Allowable Sign Area: One face (60 SF)

Materials: Brick or stone veneer accents, stucco or siding, steel, metal accent trim or equal.

Colors: To Be Determined

Copy: Letter size and style to be determined.

Misc: Argent East Community will be responsible for the maintenance of the Directional Signs. Sign illumination to be determined by master developer.



Primary Directional

PAGE: 10

User: Guides vehicles and pedestrians to select destinations some of which may be isolated or separate for major traffic circulation.

Locations: Multiple locations along main and secondary road ROWs. Ref to exhibit

Quantity: To Be Determined

Size (refer to page 4):
6' ht x 10' 4" wide

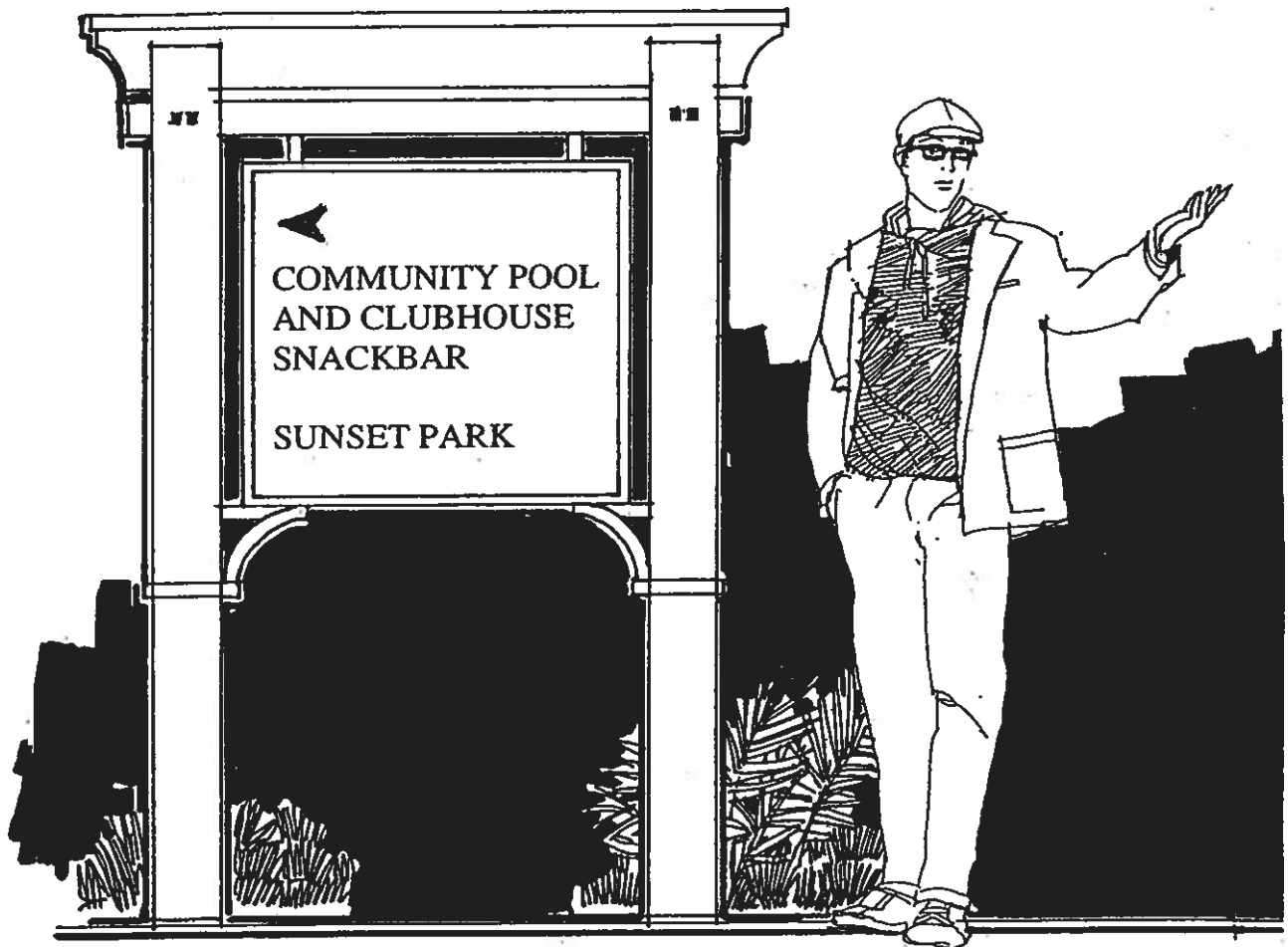
Allowable Sign Area: 32 SF

Materials: Architectural Foam, Natural stone veneer, Cast Stone, Stucco

Colors: To Be Determined

Copy: 6" Letter Size max, Style TBD.

Misc: Argent East Community will be responsible for the maintenance of the Primary Directionals. Sign illumination to be determined by master developer.



Secondary Directional

PAGE: 11

User: Guides vehicles and pedestrians to facilities and residential developments from main and secondary streets.

Locations: Multiple locations along main and secondary road ROWs or medians

Quantity: To Be Determined

Size (refer to page 4):
7' ht x 6'6" width

Allowable Sign Area: 6 SF per panel

Materials: Decorative aluminum posts, architectural foam or metal panels.

Colors: To Be Determined

Copy: 4" Letter Size and style TBD.

Misc: Argent East Community will be responsible for the maintenance of the secondary directionals. Sign illumination to be determined by master developer.



Mini Directional / Informational / Environmental

PAGE: 12

User: Guides vehicles and pedestrians to facilities and residential developments from secondary & tertiary roadways. May also be used for information purposes such as identifying certain communities, environmental elements or specific locations within Argent East.

Locations: Multiple locations along road ROW's or medians.

Quantity: To Be Determined

Size (refer to page 4):
6-8' ht x 3' width

Allowable Sign Area: 9 SF (single)
& 12 SF (double)

Materials: Decorative aluminum posts and panels, architectural foam.

Colors: To Be Determined

Copy: 4-6" Letter Size and style TBD.

Misc: Argent East Community will be responsible for the maintenance of the Mini Directional Signs. Sign illumination to be determined by master developer.



Decorative Standards

PAGE: 13

User: Decorative element.

Locations: Attached to community light poles along main and secondary roads within common areas throughout the community.

Quantity: Varies. Based on selected poles along various roads.

Size (refer to page 4): 30" wide x 60" long (represents banner size - not element banner is attached to)

Allowable Sign Area: 12.5 SF (30"x60") per face/side

Materials: Fabric panels, metal mounting structure.

Colors: Varies

Copy: Varies (non-advertising, typically community lifestyle or seasonal/special event.)

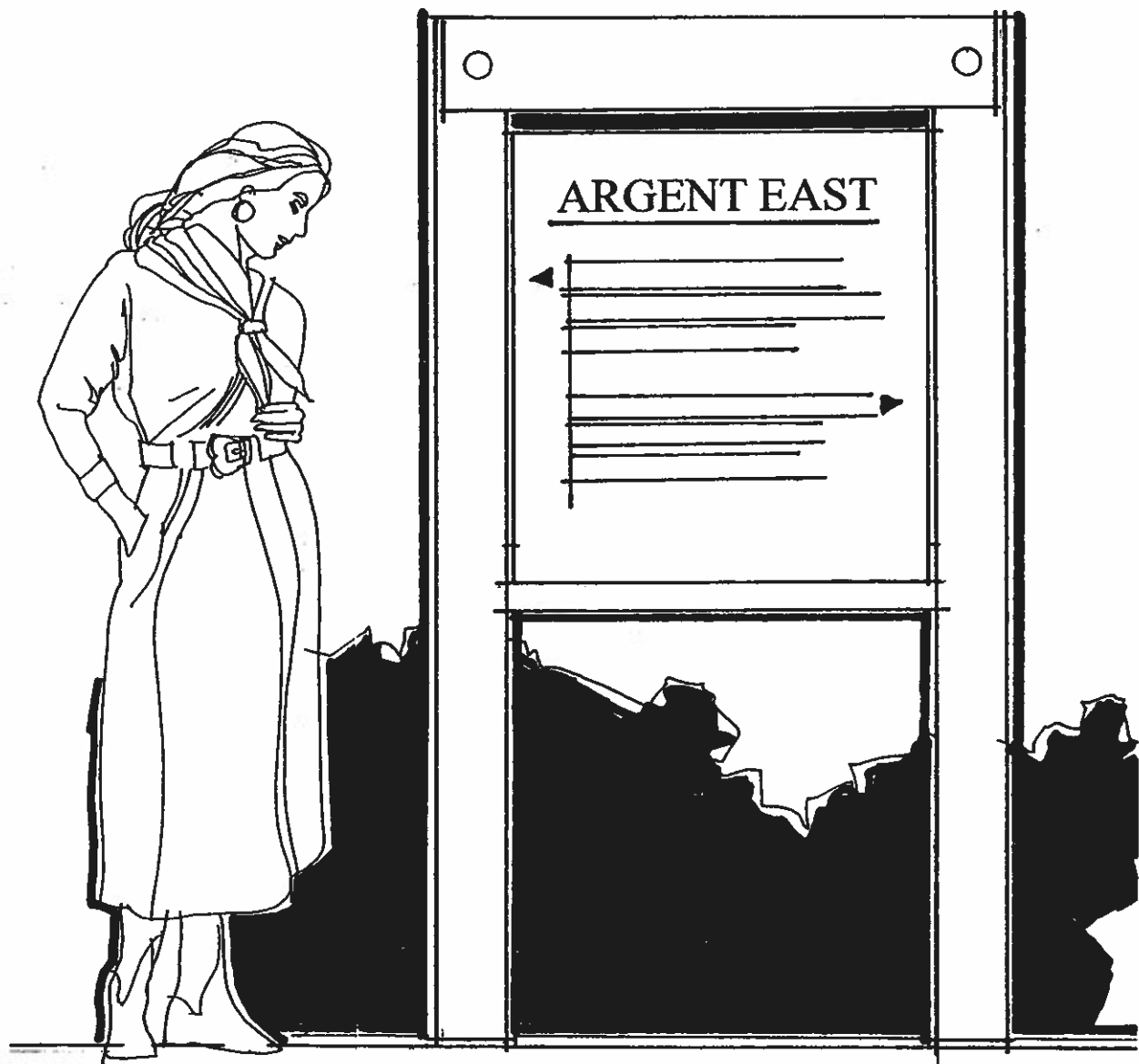
Misc: Argent East Community will maintain installed banners and will remove all banners in the event of hurricane or other inclement weather at their expense. Argent East community may re-install same after the threat or storm has passed.

Temporary Sign Program

A: DIRECTIONAL / INFORMATIVE

B: MINI BUILDER DIRECTIONAL / INFORMATIVE / ENVIRONMENTAL

C: BUILDER IDENTIFICATION



Temporary Directional / Informational

PAGE: 15

User: Identifies individual builders within Argent East providing vehicular direction to those builders projects.

Locations: Throughout the community along roadways within the right of way.

Quantity: To Be Determined

Size (refer to page 4):
8' ht x 8' width

Allowable Sign Area: 32 SF
(4' x 8' panel)

Materials: High grade wood products or approved alternate.

Colors: To Be Determined

Copy: 4-6" Letter Size and Style TBD.

Misc: Argent East Community will be responsible for the maintenance of the Temporary Sign Program. Sign illumination to be determined by master developer.



Temporary Builder Identification

PAGE: 16

User: Identifies individual builders or locations within Argent East providing vehicular direction to those destinations.

Locations: Throughout the community along roadways within the right of way.

Quantity: To Be Determined

Size (refer to page 4):
7' ht x 4' width & 7' ht x 8' width

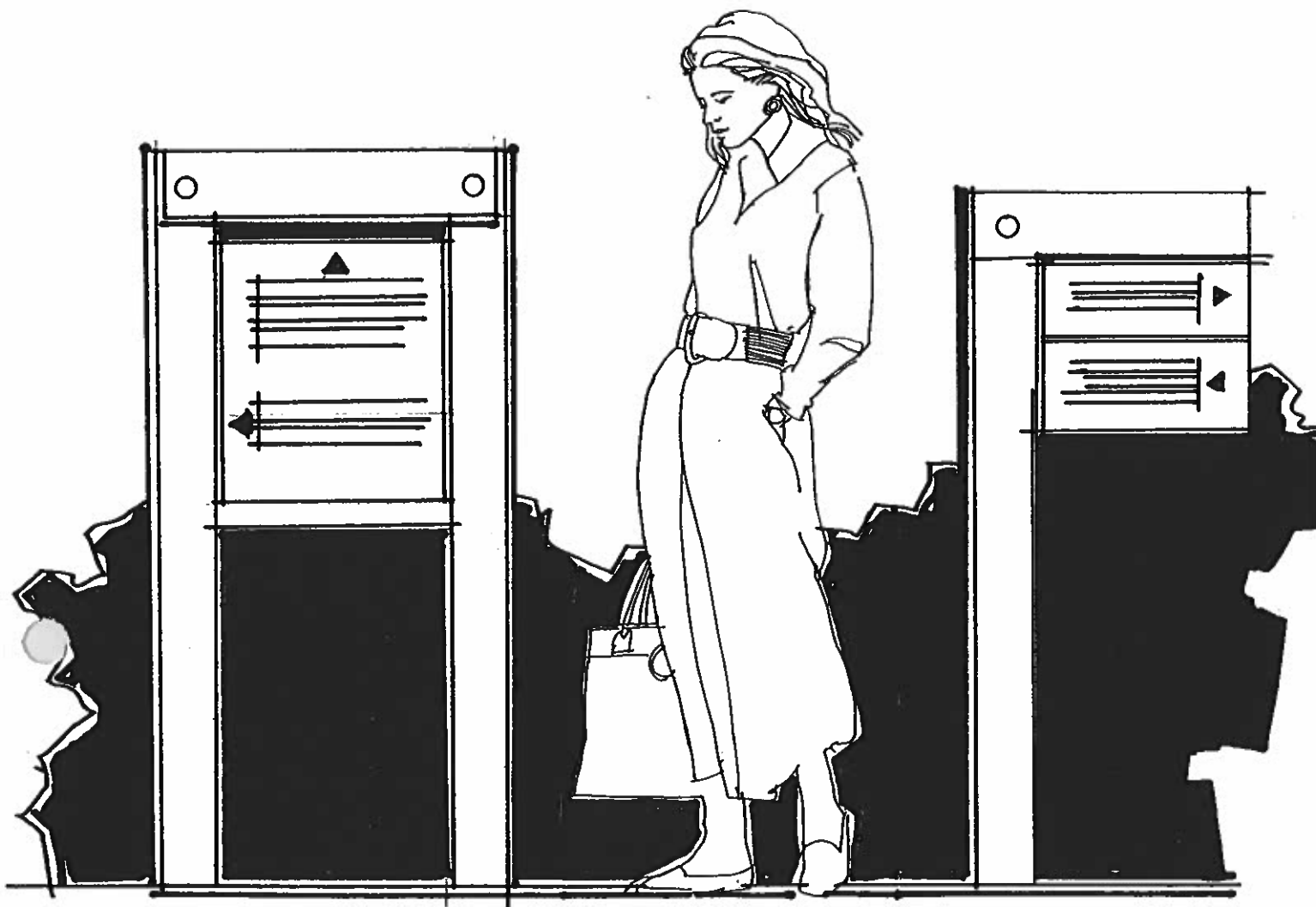
Allowable Sign Area: 20 SF & 32 SF respectively.

Materials: High grade wood products or approved alternate.

Colors: To Be Determined

Copy: 4-6" Letter Size and Style TBD.

Misc: Argent East Community will be responsible for the maintenance of the Temporary Sign Program. Sign illumination to be determined by master developer.



Temporary Mini Directional

PAGE: 17

User: Identifies individual builders or locations within Argent East providing vehicular direction to those destinations.

Locations: Throughout the community along roadways within the right of way.

Quantity: To Be Determined

Size (refer to page 4): 8' ht x 3' width

Allowable Sign Area: 9 SF (single) & 12 SF (double)

Materials: High grade wood products or approved alternate.

Colors: To Be Determined

Copy: 4-6" Letter Size and Style TBD.

Misc: Argent East Community will be responsible for the maintenance of the Temporary Sign Program. Sign illumination to be determined by master developer.

Signs for New Development

Throughout the Argent East Community, new development is encouraged to provide signs that identify their project while echoing the character and materials of the community. The following pages in this section show these proposed signs.

RESIDENTIAL: 19

- PROJECT ENTRY
- RESIDENTIAL – NEIGHBORHOOD MONUMENT
- BUILDING MOUNTED
- GENERAL REQUIREMENTS

NON-RESIDENTIAL: 23

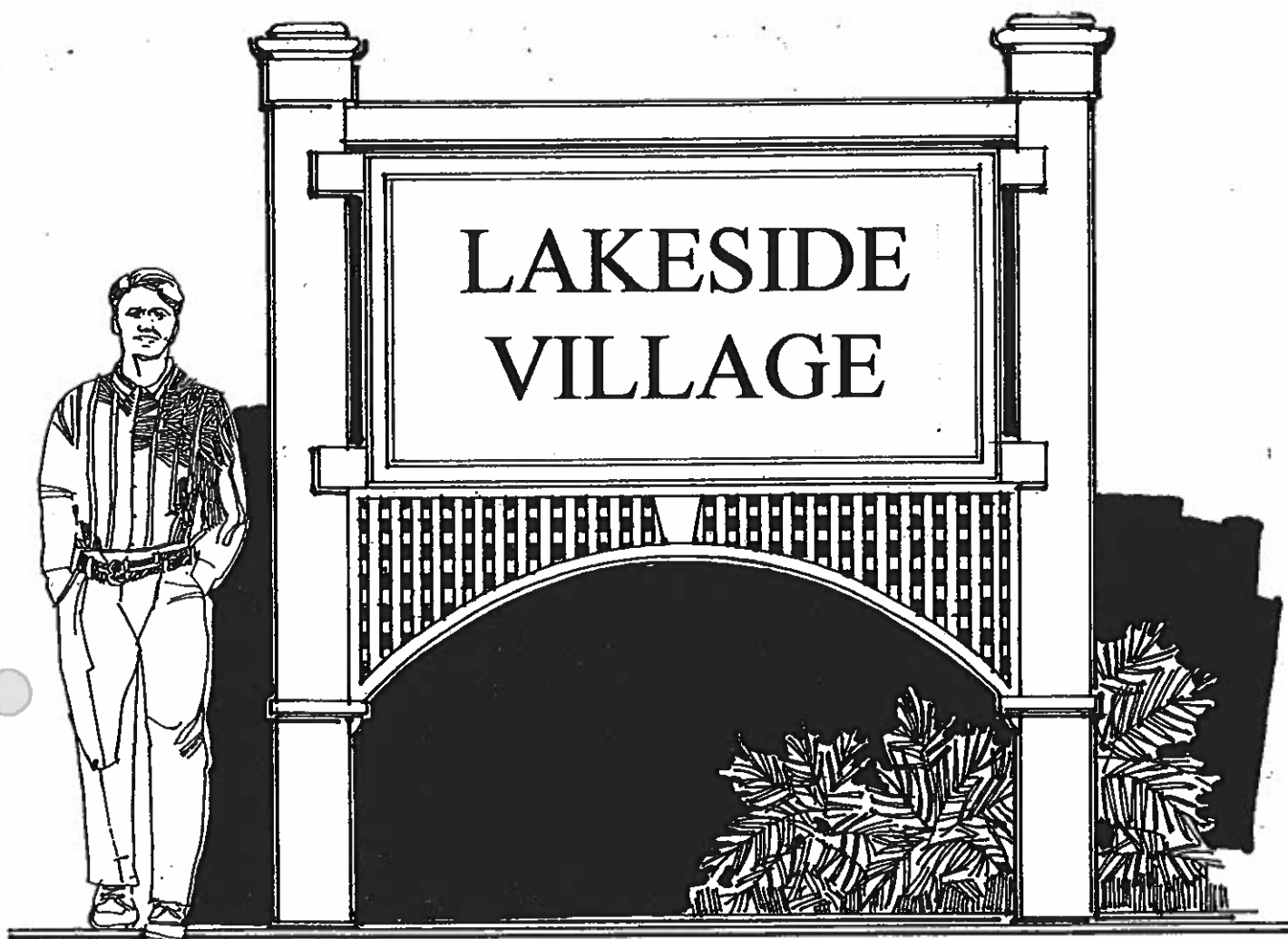
- PARCEL IDENTIFICATION
- SINGLE USER / SINGLE USER [CHANGEABLE COPY]
- MULTIPLE USER / INFORMATIVE
- ACCESSORY SITE SIGNS / DIRECTIONAL & REGULATORY
- BUILDING MOUNTED FAÇADE SIGNS
- TEMPORARY INFORMATIONAL SIGN
- GENERAL SIGN REQUIREMENTS

VILLAGE CENTER: 30

- BUILDING MOUNTED FAÇADE SIGN
- STORE FRONT / WINDOW SIGNAGE
- TENANT SIGNAGE / HISTORIC HANGING FIXTURES

TOWN CENTER: 38

- POWER CENTER / LARGE USER
- POWER CENTER GATEWAY
- LARGE USER
- PARCEL IDENTIFICATION
- SINGLE USER / SINGLE USER WITH CHANGEABLE COPY
- MULTIPLE USERS
- INFORMATIVE
- DIRECTIONAL
- BUILDING MOUNTED FAÇADE SIGN / LARGE USER
- BUILDING MOUNTED FAÇADE SIGN
- STORE FRONT / WINDOW SIGNAGE



Residential Project Entries

PAGE: 19

User: Identifies residential communities within the overall community of Argent East from major roadways.

Locations: Internal roadway medians or both sides of a residential entrance.

Quantity: (1) for each primary entrance and secondary entrance as needed.

Size (refer to page 4): TBD by individual projects and reviewed by the Argent East Design Review Committee.

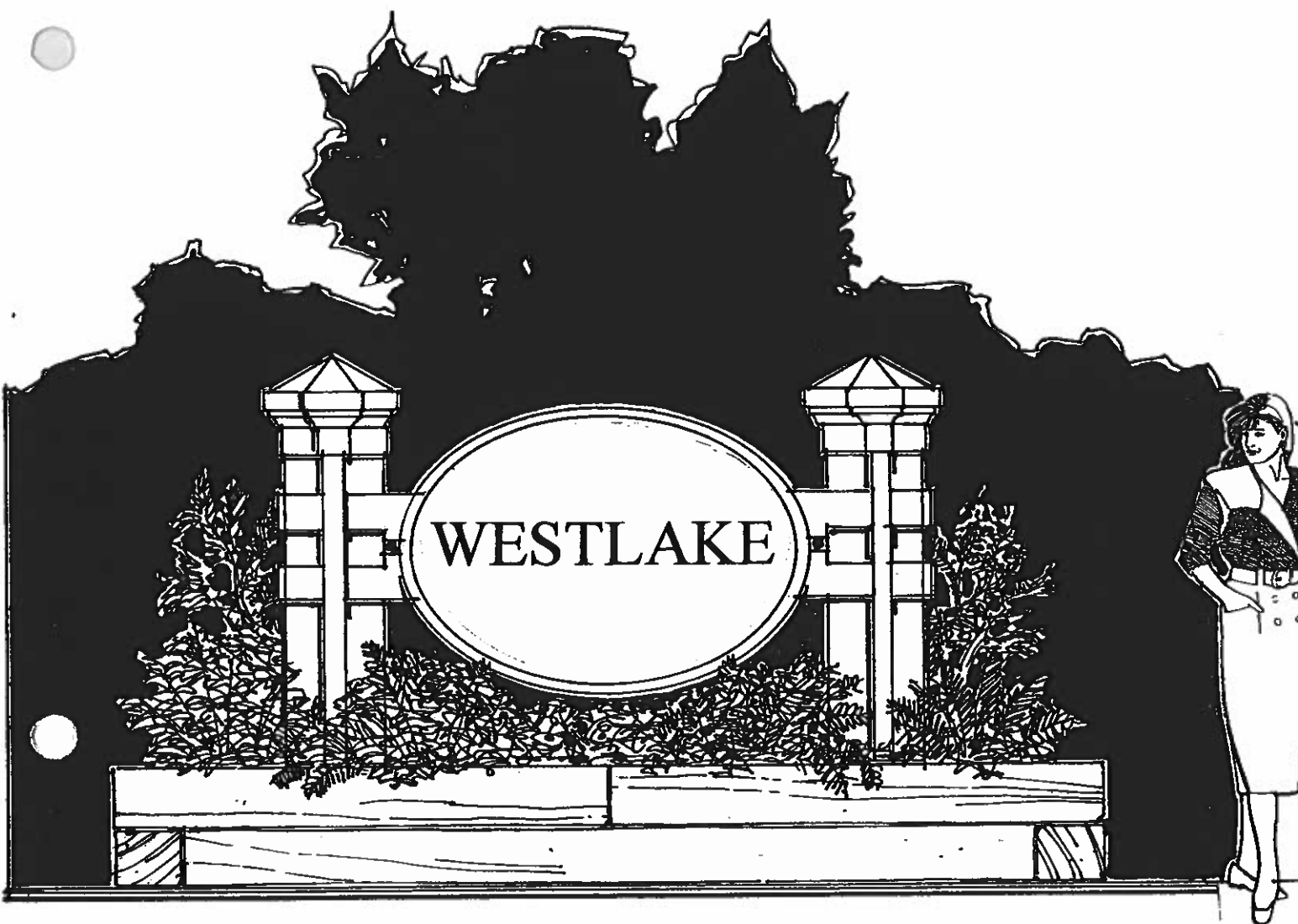
Materials: Community stone veneer, cast stone, stucco, metal & wood. Argent East strongly encourages the use of the community materials and the implementation of raised planters integrated within the design.

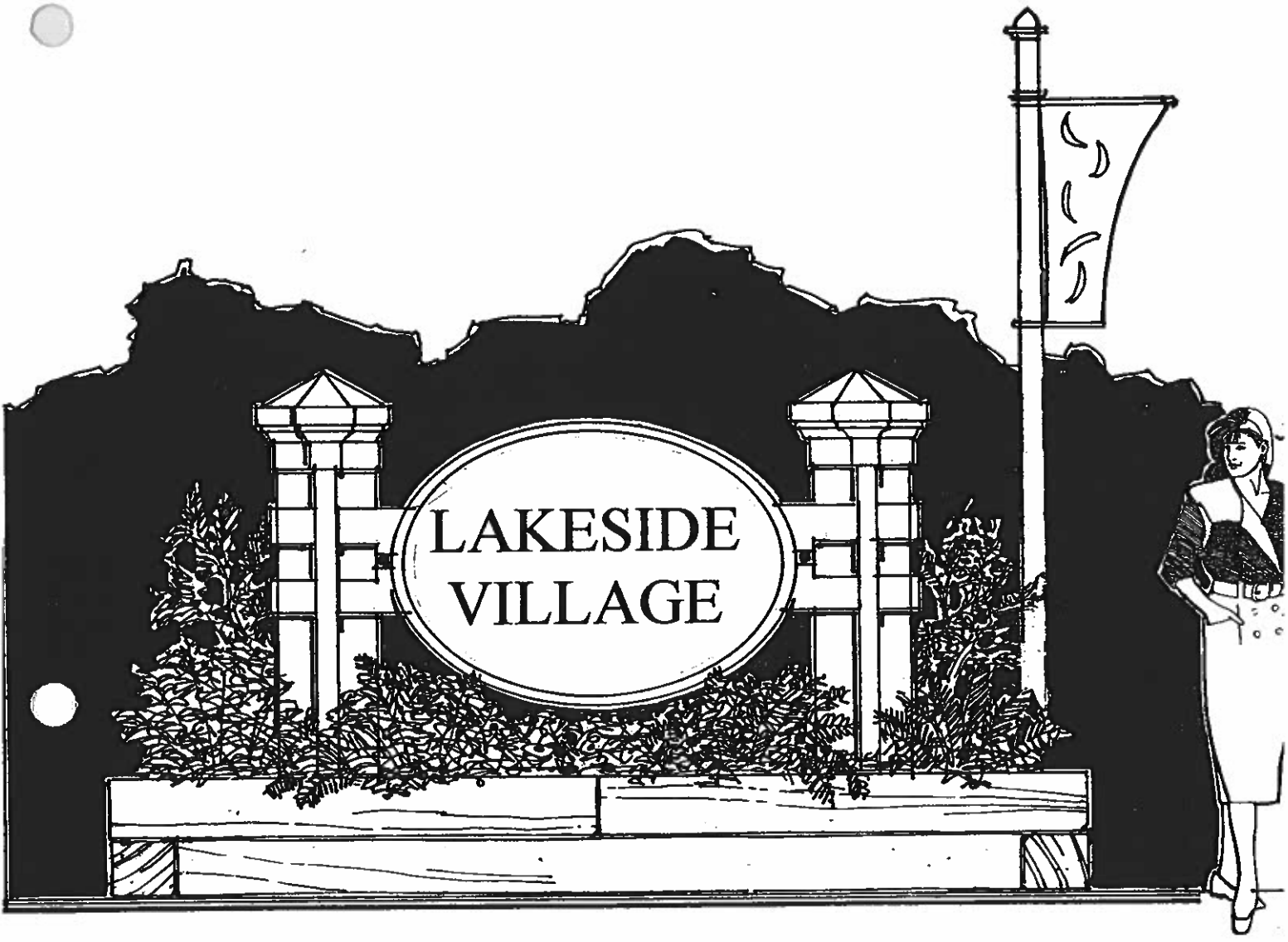
Allowable Sign Area: 50 SF per face.

Colors: To Be Determined

Copy: 12" copy height max.

Misc: Property owners will be responsible for maintenance of their signs.







Residential-Neighborhood Monument

PAGE: 22

User: Residential areas (especially Argent East neighborhood areas) at key intersections and/or community corners that typically would not be gated or otherwise identified with a typical sign program.

Locations: Throughout community.

Quantity: To Be Determined

Size (refer to page 4): 6'6" ht x 4' width

Allowable Sign Area: 9 SF

Materials: Architectural foam, natural stone veneer, cast stone.

Colors: To Be Determined

Copy: 6" Letter Size and Style TBD.

Misc: Property owners will be responsible for the maintenance of their signs. Sign illumination to be determined by master developer.

Residential General Requirements

I: SIGNS FOR SUBDIVISIONS WITHIN THE PROJECT:

USE: PARCEL IDENTIFICATION

LOCATION: AT MAJOR ENTRY OF SUBDIVISIONS WITHIN THE PROJECT

[In project median or adjacent to road, but not in public ROW / right of way].

MAXIMUM SIGN FACE: 32 square feet.

II: DIRECTIONAL SIGN WITHIN THE PROJECT:

USE: GUIDES VEHICLES & PEDESTRIANS WITHIN THE PROJECT.

LOCATION: ADJACENT TO ROADWAY [but not in public ROW].

MAXIMUM SIGN FACE: 12 square feet.

III: MULTI-PURPOSE TEMPORARY INFORMATIONAL SIGN:

USE: LEASING / CONSTRUCTION SIGN, MODEL HOME IDENTIFICATION, SALES INFORMATION, ETC.

LOCATION: VARIES

MAXIMUM SIGN FACE: 32 square feet.

IV: REGULATORY SIGNS:

USE: TRAFFIC CONTROL [Stop, Speed Limit, Street Names, Etc].

LOCATIONS: ADJACENT TO ROADWAYS.

MAXIMUM SIGN FACE: FOLLOW MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ALL SPECIFICATIONS. FRAMING MATERIALS CAN BE USED PROVIDED ALL MUTCD SPECES ARE MET. COLORS / MATERIALS TO BE DETERMINED BY THE ARGENT EAST DESIGN REVIEW BOARD [Coordinate sign with the architecture of the buildings. Use no more than three colors total per sign].

V: LOCATION OF FREE STANDING SIGNS:

PLACE SIGNS PERPENDICULAR TO THE STREET, ETHER IN AN ENTRY MEDIAN OR ADJACENT TO THE ENTRY ROAD [Exact location determined at time of review].

VI: INAPPROPRIATE SIGN MATERIALS:

EXPOSED PLYWOOD / GALVANIZED SHEET METAL / FLUORESCENT LIT SIGNS / VACUUM FORMED PLASTIC.

Non-Residential Signage

I: PARCEL IDENTIFICATION:

SINGLE USER
SINGLE USER [With changeable copy]
MULTIPLE USERS
INFORMATIVE

II: ACCESSORY SITE SIGNS: [Directional / Regulatory]

III: BUILDING MOUNTED FAÇADE SIGNS:

IV: TEMPORARY INFORMATIONAL SIGN:

V: GENERAL SIGN REQUIREMENTS:



Non-Residential Parcel Identification (single user)

PAGE: 25

User: Identifies individual parcels from major & secondary roadways.

Locations: Adjacent to primary roadway on each individual property.

Quantity: (1) per parcel

Size (refer to page 4):
7'6" x 10'8" width

Allowable Sign Area: 32 SF

Materials: Architectural foam, natural stone veneer, cast stone, stucco.

Colors: To Be Determined

Copy: 9" Letter Size and Style TBD.

Misc: Prop. Owner will be resp. for each sign. Signs to be face lit with lights integrated within raised planters. Unique parcels such as land locked, interior or corner parcels may be allowed additional signs at the discretion of the Argent East Design Review Board.



Non-Residential Parcel Identification (single user w/changeable copy)

PAGE: 26

User: Identifies individual parcels from major & secondary roadways.

Locations: Adjacent to primary roadway on each individual property.

Quantity: (1) per parcel

Size (refer to page 4):
10'6" ht x 10'8" width

Allowable Sign Area: 32 SF & 6 SF per changeable copy panel. (3 panels max)

Materials: Architectural foam, natural stone veneer, cast stone, stucco.

Colors: To Be Determined

Copy: 9" Letter Size and Style TBD.

Misc: Property owner will be responsible for each sign. Signs to be face lit with lights integrated within raised planters.



Non-Residential Parcel Identification (multiple user)

PAGE: 27

User: Identifies individual parcels from major & secondary roadways.

Locations: Adjacent to primary roadway on each individual property.

Quantity: (1) per parcel

Size (refer to page 4):
8'11" ht x 10'8" width

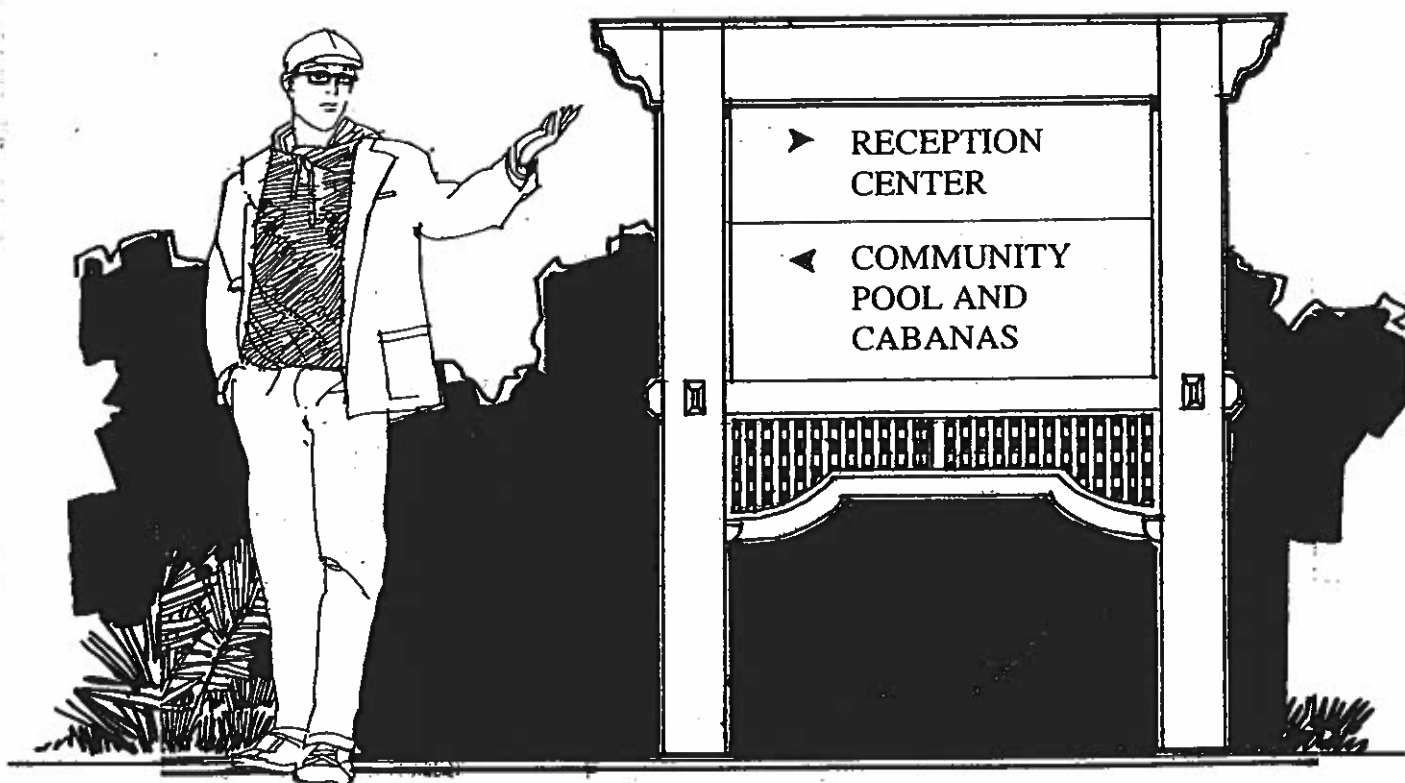
Allowable Sign Area: 48 SF

Materials: Architectural foam, natural stone veneer, cast stone, stucco.

Colors: To Be Determined

Copy: 9" Letter Size and Style TBD.

Misc: Prop. Owner will be resp. for each sign. Signs to be face lit with lights integrated within raised planters. Unique parcels such as land locked, interior or corner parcels may be allowed additional signs at the discretion of the Argent East Design Review Board.



Non-Residential Information

PAGE: 28

User: Identifies secondary entrances and/or informative elements such as deliveries or service areas.

Locations: Adjacent to secondary roadways or entrances within individual parcels.

Quantity: To Be Determined

Size (refer to page 4):
7' ht x 5' width

Allowable Sign Area: 16 SF

Materials: Architectural foam, decorative aluminum posts.

Colors: To Be Determined

Copy: 4-9" Letter Size and Style TBD.

Misc: Property owner will be responsible for each sign. Illumination to be presented to the Argent East Design Review Board for approval.

SHOPPING CENTER SIGN CRITERIA

1: Tenants shall provide, have installed, illuminate, maintain and remove, and patch back holes at Tenant's expense for all signs as proposed including, but not limited to:

- A: A LIGHTED STORE IDENTIFICATION SIGN ON THE FRONT FAÇADE**
[Main building fascia sign / awning or canopy sign].
- B: ONE UNDER CANOPY U.L. RATED SIGN** [Blade sign].
- C: WINDOW LETTERING** [Storefront lettering].

2: Tenant shall be responsible for poor workmanship, construction and mounting. Tenant shall bear all costs of removing and correcting said poor workmanship. The intent is to have signs constructed and installed in a professional manner which compliments and blends with existing signs.

3: Master developer must be provided a detailed color rendering, including cross section of sign for approval prior to installation. [See Exhibit C-A for locations of all allowable signs].

4: Main building Façade Sign types shall be listed below. Width of sign shall be limited to 90% of store front width. Maximum sign letter height shall be limited to 24". There is no minimum width or height of sign. No backlit boxes, flashing signs, protruding signs or banner of any kind are acceptable.

- A: INDIVIDUAL DIMENSIONAL BACKLIT LETTERS**
- B: OPEN CHANNEL LETTERS WITH EXPOSED NEON.**
- C: PAINTED FRONTLIT GRAPHICS** [See exhibit C-C]

5: Awning or canopy signage [in lieu of or in addition to Main Building Fascia Sign] types shall be listed below. Sign shall be limited to a Maximum of 40% of entire awning surface, or, width of sign shall be 90% of awning width and maximum sign copy height shall be limited to 24". Maximum height of painted valance lettering shall be 8" in addition to main signage where valance exists. No backlit boxes, flashing signs, protruding signs or banners are acceptable. Tenant is responsible for structural engineering of sign integral to awning including required safety cables.

- A: INDIVIDUAL DIMENSIONAL BACKLIT LETTERS.**
- B: OPEN CHANNEL LETTERS WITH EXPOSED NEON.**
- C: PAINTED FRONT LIT GRAPHICS** [See Exhibit C-C].

6: Blade Sign [under arcade or canopy] types shall be as listed below. Area of sign shall be limited to a maximum of 12 square feet. Maximum thickness of sign shall be 4". Minimum height of sign clearance to sidewalk shall be 8'6". There is no minimum width or height of sign. No backlit boxes, flashing signs, neon or banners are acceptable.

- A: UNDER BUILDING ARCADE**
- B: CANOPY CONDITIONS** [See Exhibit C-D].

SHOPPING CENTER SIGN CRITERIA [Continued]

7: Storefront window lettering types shall be listed below. Area of window lettering shall be limited to a maximum of 20% of total glazing below transom [below 8'0"] and a maximum of 100% of total glazing above transom [above 8'0"]. Temporary promotional graphics and window displays are not governed by the storefront window lettering criteria.

A: PAINTED.

B: APPLIED VINYL.

8: All wiring connections, appropriate transformers, mounting brackets, wiring conduit and timer are to be hidden from view.

9: Powered signs are to be attached to a raceway mounted to façade [unless sign design incorporates appropriate backplate / box to hide items in criteria 2 – subject to approval by Master Developer]. Raceway shall be constructed from extruded materials and shall not exceed 6" in height and 6" in depth. Raceway and returns are painted to building standard, Master Developer has exact raceway paint codes, nearest match is not acceptable.

10: All backlit and open channel neon signs are to be constructed of a minimum .040 gauge aluminum sheet, with 3/16" flexible face and a maximum of 4" depth.

11: Recommended type styles are BOLD styles of [Helvetica, Futura and Corinthian and styles to be selected]. Any other and/or nontraditional styles and/or all logos are subject to approval by the Argent East Design Review Board.

12: All sign work must be performed by a licensed and insured sign company.

13: Tenant is responsible for permitting and meeting all zoning code requirements and shall hold Master Developer harmless from any violations resulting there from.

14: Sign shall be lit from dawn to 12 p.m. seven days a week.

Village Center

The Argent East Design Review Committee has established special areas within the overall community where more specific and somewhat tailored criteria is outlined to insure development is consistent with the planned vision for these areas. The Village Center areas are areas where a more compact oriented development program has been established and elements such as civic greens, main streets, with on-street parking and strong neighborhood streetscapes are employed.

A: BUILDING MOUNTED FAÇADE SIGN

B: STORE FRONT / WINDOW SIGNAGE

C: TENANT SIGNAGE / HISTORIC AND PERIOD BASED HANGING FIXTURE



Building Mounted Facade Sign

PAGE: 32

User: Used to guide pedestrians & vehicles to individual tenant shops located throughout the Village Center.

Locations: Located on the building facade

Quantity: One per tenant facade.

Size (refer to page 4):
N/A

Allowable Sign Area: 32 SF
Max. Plus 1.5 SF for each linear business foot over 20 Ft, not to exceed 200 SF.

Materials: Aluminum, Architectural foam or approved alternative.

Colors: To Be Determined

Copy: Use a 9" min. cap height & a max letter size of 1'6", style TBD.

Misc: Property owner will be responsible for each sign. Illumination to be presented to the Argent East Design Review Board for approval.



Exhibit C(A)

Building Mounted Facade Sign

Exhibit C (A)

PAGE: 33

1. Main Building Facade Sign:

Allowable Area: 90% of leasable width x 2'0" high
Allowable Type: See exhibit C(B)

2. Awning or Canopy Signage

(In lieu of or in addition to main building signage):

Allowable Area: Max of 40% of awning surface, or
90% of awning width x 2'0" high.
Allowable Type: See exhibit C(C) Painted valance
lettering 8" high max in addition to
main signage.

3. Blade Sign:

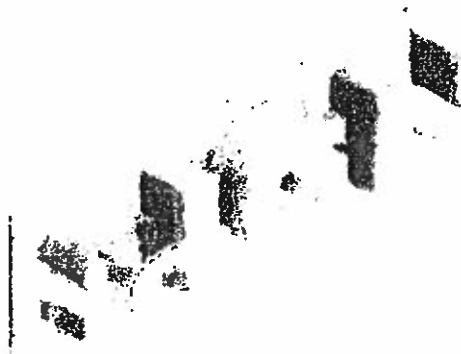
Allowable Area: Max of 12'0" SF. Min ht clearance
to sidewalk 8'6"
Allowable Type: See exhibit C(D)

4. Storefront Window Lettering (permanent):

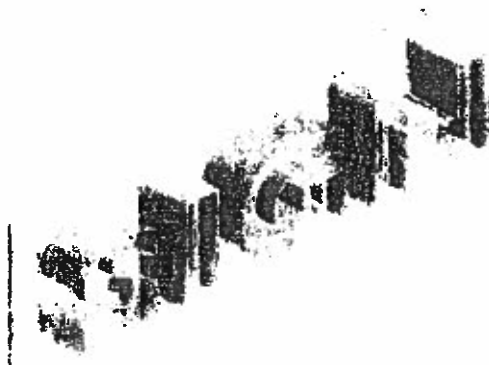
Allowable Area: 20% of total glazing below transom (below 8'0")
100% of total glazing above transom (above 8'0")
Allowable Type: Painted, applied vinyl

Note: Temporary window signs (seasonal sales promotions) are allowed..
The Argent East Design Review Board reserves the right to control the
amount and substance of those signs as needed.

- a) **Individual dimensional backlit letters**
Each letter is an independent lightbox the shape of the character with acrylic face and metal returns.



- b) **Open channel letters w/ exposed neon**
Each letter is an independent open channel character w/ painted metal side returns and exposed neon. Side returns are minimum 1" deeper than the neon.



- c) **Individual dimensional frontlit letters**
Each letter is an independent dimensional character that stands proud of the wall or backplate of the sign by a minimum thickness of 1".



- d) **Routed metal with backlit filled letters**
Each letter is cut into the metal facade of a light box and filled with a backlit translucent material.



- a) **Individual dimensional backlit letters**
Each letter is an independent lightbox
the shape of the character.

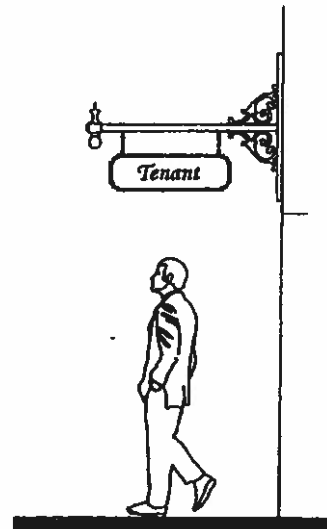
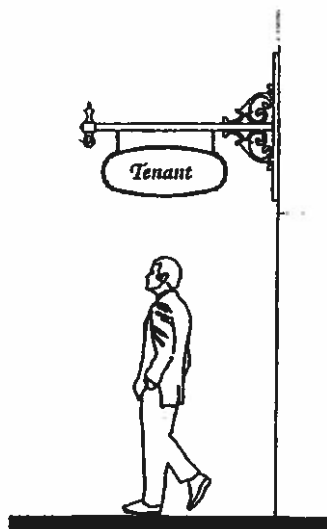


- b) **Open channel letters w/ exposed neon**
each letter is an independent open channel
character w/ exposed neon. Side returns
are deeper than the neon.



- c) **Painted frontlit graphics**
Graphics painted to surface of
Canopy or Awning.





Tenant Signage

PAGE: 36

User: Used to guide pedestrians to individual shops throughout the Village Center.

Locations: Above entry doors or adjacent to front entrance.

Quantity: One per business.

Size (refer to page 4): may vary 1' x 4'

Allowable Sign Area: 4 SF max.

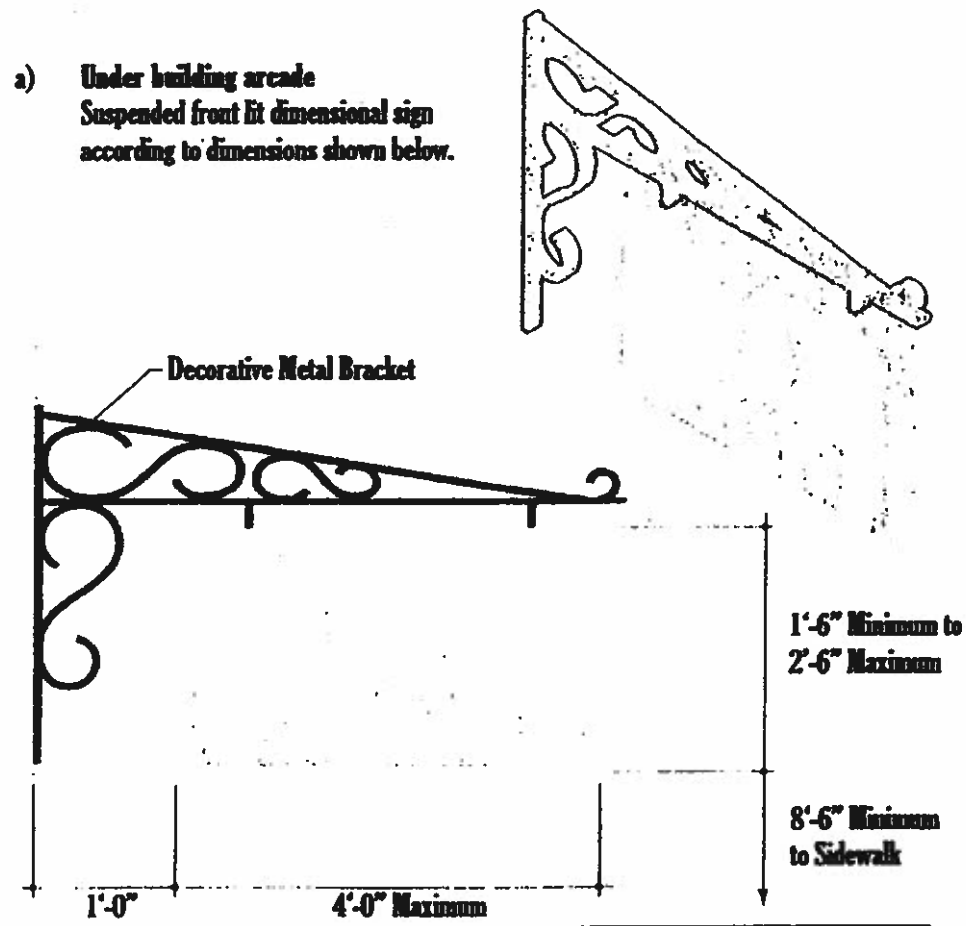
Materials: Brushed Aluminum, Architectural foam, finished wood product, cast stone.

Colors: To Be Determined

Copy: 4" letter size max, style TBD.

Misc: Must obtain Argent East Development Review Board approval.

- a) **Under building arcade**
Suspended front lit dimensional sign
according to dimensions shown below.



- b) **Canopy Condition**
graphics painted to surface of the
side of the Canopy or Awning.

Town Center

The Argent East Design Review Committee has established special areas within the overall community where more specific and somewhat tailored criteria is outlined to insure development is consistent with the planned vision for these areas. The Town Center area is one such area created to allow larger corporate, retail and office uses to be developed within the design framework of Argent East. Throughout the Town Center areas, a series of signs are provided that identify the uses, activities, etc. and provide clear direction while echoing the character and materials of the community. The following pages in this section show these proposed signs.

A: POWER CENTER / LARGE USER

B: POWER CENTER GATEWAY

C: LARGER USER

D: PARCEL IDENTIFICATION

SINGLE USER

SINGLE USER WITH CHANGEABLE COPY

MULTIPLE USERS

INFORMATIVE

E: DIRECTIONAL

F: BUILDING MOUNTED FAÇADE SIGN

G: STORE FRONT / WINDOW SIGNAGE



Power Center/Large User Sign

PAGE: 39

User: Identifies large commercial centers through the Town Center

Locations: Throughout the Town Center along main road ROW's.

Quantity: To Be Determined.

Size (refer to page 4):
50' ht x 25' wide

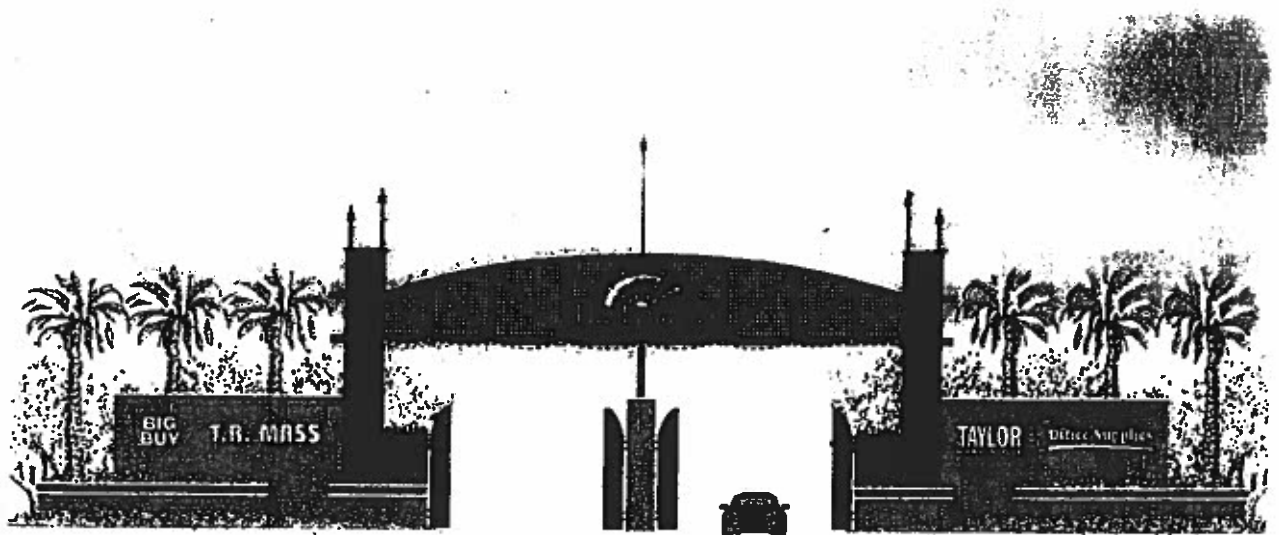
Allowable Sign Area: 220 SF max

Materials: Architectural foam, natural stone veneer, cast stone and stucco.

Colors: To Be Determined

Copy: To be reviewed and approved by the Argent East Design Review Board.

Misc: Property owner will be responsible for each sign.



Power Center Gateway Sign

PAGE: 40

User: Identifies large commercial Power Center.

Locations: At main entry road into power center

Quantity: one per power center

Size (refer to page 4):
40' x 110' wide, ultimate size TBD and approved with final design

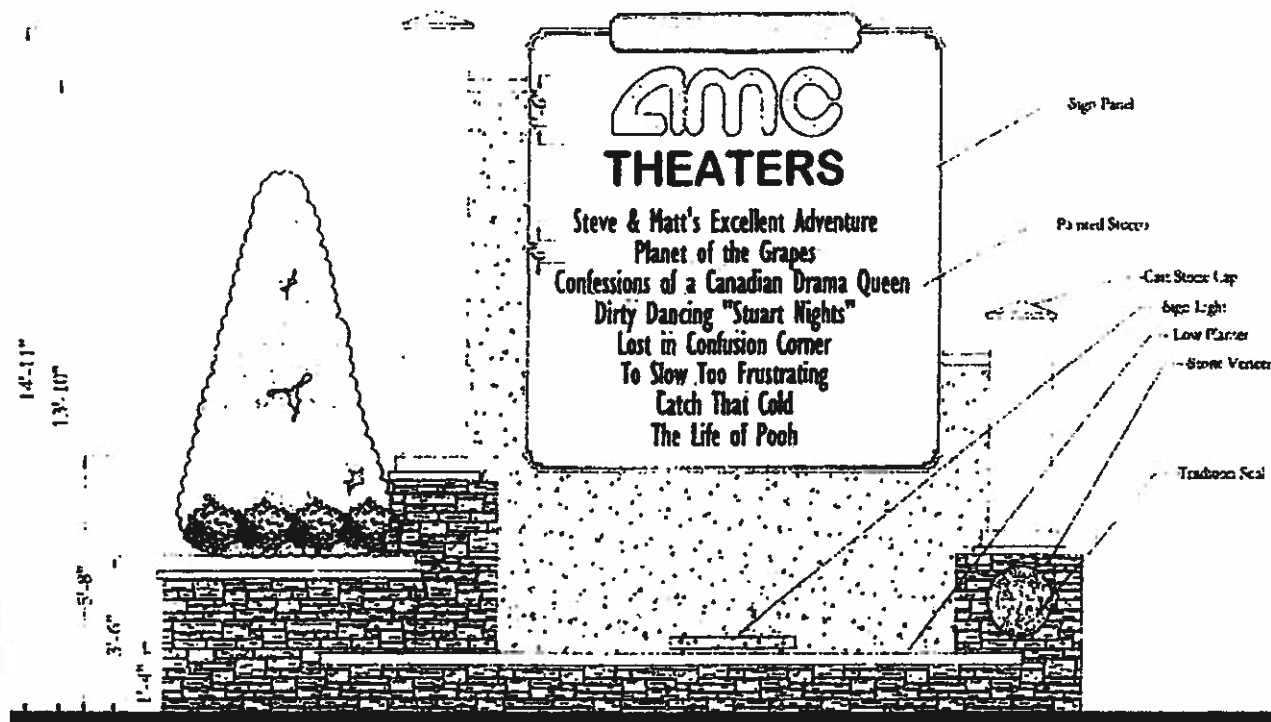
Allowable Sign Area: 300 SF max

Materials: Architectural foam, natural stone veneer, cast stone, aluminum, stucco, and brick.

Colors: To Be Determined

Copy: To be reviewed and approved by the Argent East Design Review Board.

Misc: Property owner will be responsible for each sign.



Large User Sign

PAGE: 41

User: Identifies large commercial centers through the Town Center.

Locations: Throughout the Town Center along main road ROW's.

Quantity: To Be Determined.

Size (refer to page 4):
50' ht x 25' width

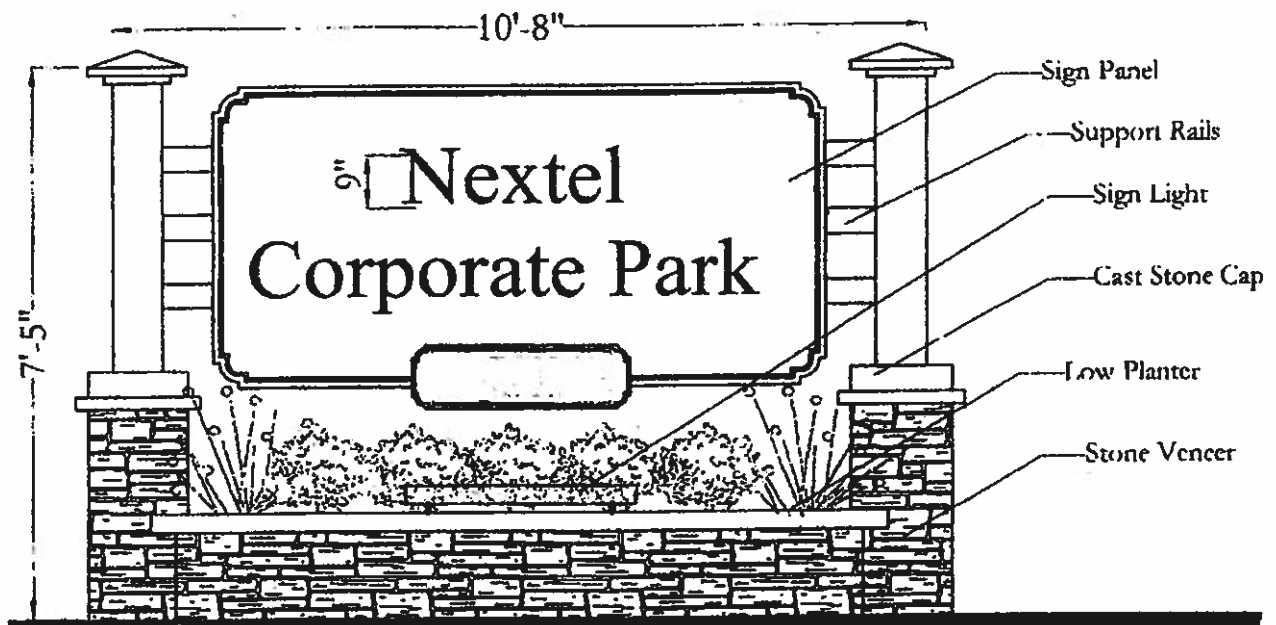
Allowable Sign Area: 220 SF max

Materials: Architectural foam, natural stone veneer, cast stone, and stucco.

Colors: To Be Determined

Copy: To be reviewed and approved by the Argent East Design Review Board.

Misc: Property owner will be responsible for each sign.



Non-Residential Parcel Identification (single user)

PAGE: 42

User: Identifies individual parcels from major & secondary roadways.

Locations: Adjacent to primary roadway on each individual property.

Quantity: (1) per parcel.

Size (refer to page 4):
7'6" ht x 10'8" width

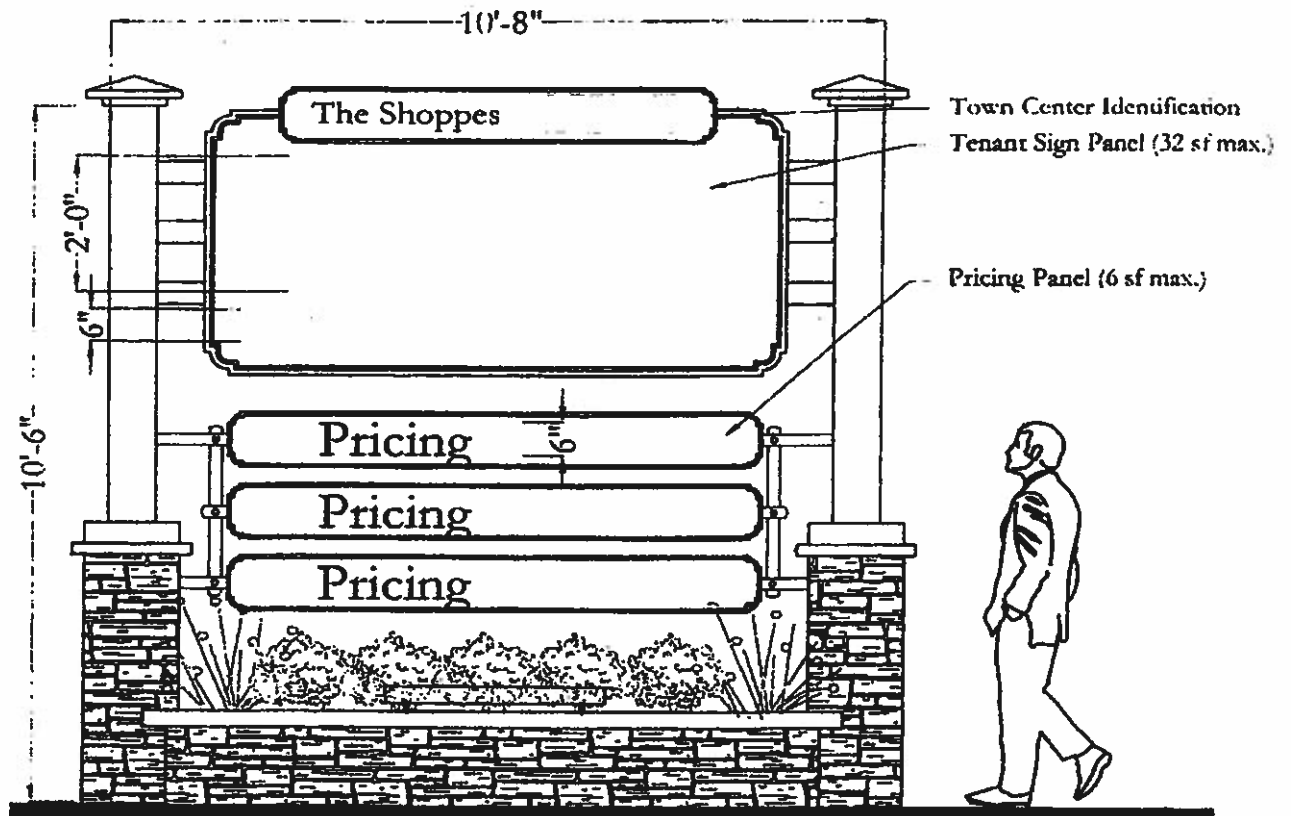
Allowable Sign Area: 32 SF

Materials: Architectural foam, natural stone veneer, cast stone, and stucco.

Colors: To Be Determined

Copy: 9" Letter Size and Style TBD.

Misc: Property owner will be responsible for each sign. Unique parcels such as land locked, interior or corner parcels may be allowed additional signs at the discretion of the Argent East Design Review Board.



Non-Residential Parcel Identification (single user w/changeable copy)

PAGE: 43

User: Identifies individual parcels from major & secondary roadways.

Locations: Adjacent to primary roadway on each individual property.

Quantity: (1) per parcel.

Size (refer to page 4):
10'6" ht x 10'8" width

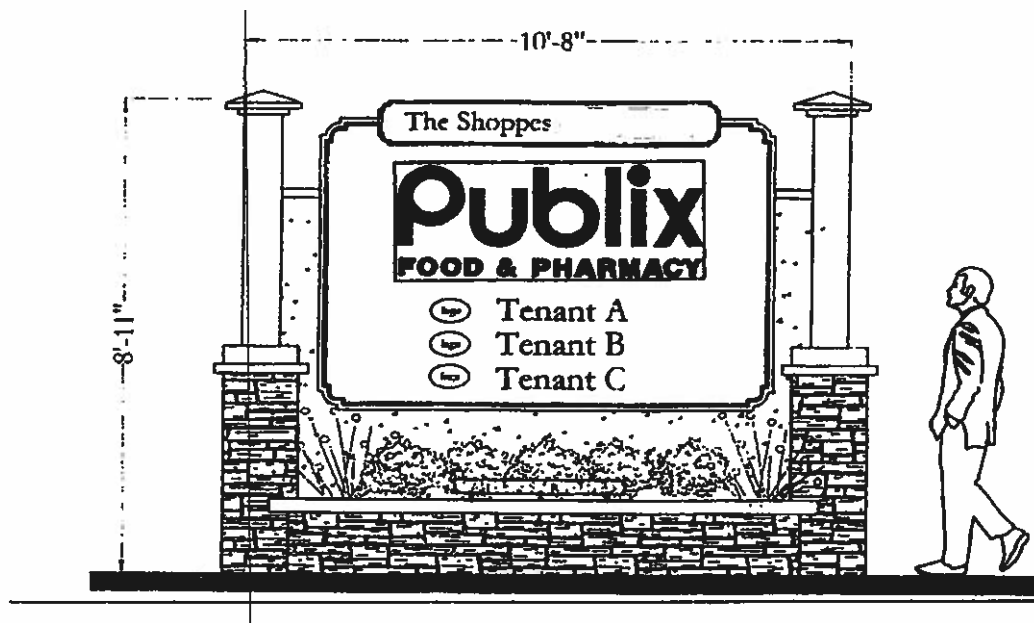
Allowable Sign Area: 32 SF & 6 SF per changeable copy panel (3 panels max)

Materials: Architectural foam, natural stone veneer, cast stone, and stucco.

Colors: To Be Determined

Copy: 9" & 6" Letter Size and Style TBD.

Misc: Property owner will be responsible for each sign.



Non-Residential Parcel Identification (multiple user)

PAGE: 44

User: Identifies individual parcels from major & secondary roadways.

Locations: Adjacent to primary roadway on each individual property.

Quantity: (1) per parcel.

Size (refer to page 4):
8'11" ht x 10'8" width

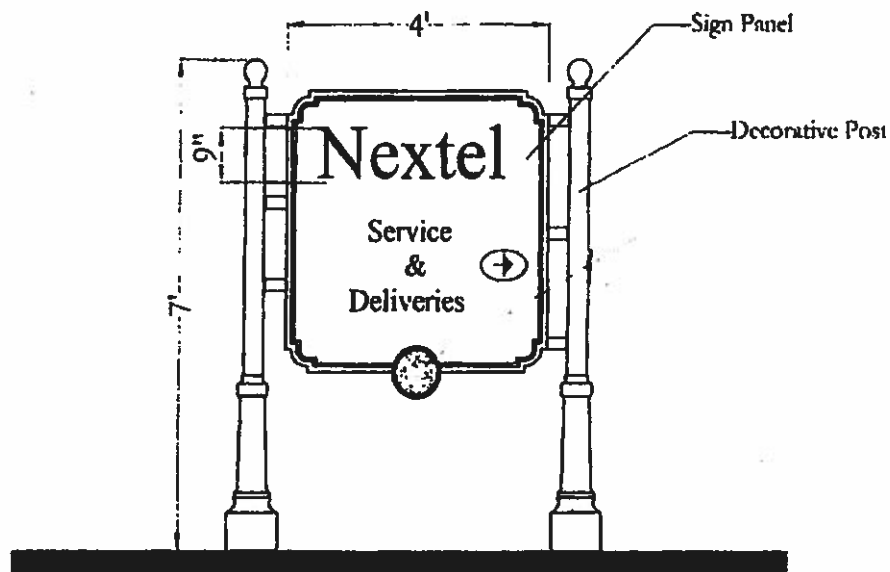
Allowable Sign Area: 48 SF

Materials: Architectural foam, natural stone veneer, cast stone, and stucco.

Colors: To Be Determined

Copy: 9" Letter Size and Style TBD.

Misc: Property owner will be responsible for each sign. Unique parcels such as land locked, interior or corner parcels may be allowed additional signs at the discretion of the Argent East Design Review Board.



Non-Residential Informational

PAGE: 45

User: Identifies secondary entrances and/or informative elements such as deliveries or service areas.

Locations: Adjacent to secondary roadways or entrances to individual parcels.

Quantity: To Be Determined.

Size (refer to page 4):
7' ht x 5' width

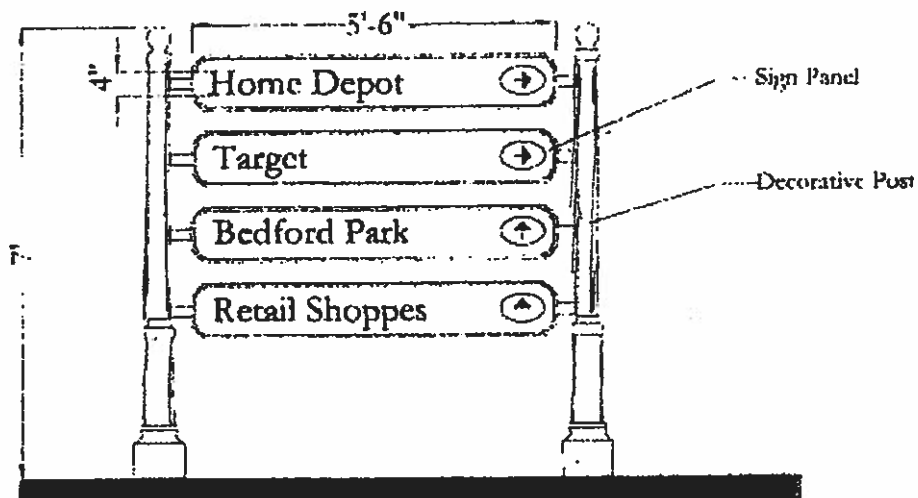
Allowable Sign Area: 16 SF

Materials: Architectural foam, decorative aluminum posts.

Colors: To Be Determined

Copy: 4 - 9" Letter Size and Style TBD.

Misc: Property owner will be responsible for each sign. Lighting of sign to be approved by the Argent East Design Review Board.



Directional

PAGE: 46

User: Guides vehicles and pedestrians to commercial parcels from main and secondary streets.

Locations: Multiple locations along main and secondary road ROWs or medians.

Quantity: To Be Determined.

Size (refer to page 4):
7' ht x 6'-6" width

Allowable Sign Area: 6 SF per panel.

Materials: Decorative aluminum posts Architectural foam, or metal panels.

Colors: To Be Determined

Copy: 4" Letter Size and Style TBD.

Misc: Property owner will be responsible for each sign. Lighting of sign to be approved by the Argent East Design Review Board.



Building Mounted Facade Sign (large user)

PAGE: 47

User: Used to identify Large User tenant shops located throughout the Power Center

Locations: Located on the front and rear building facade. Side facade display upon review.

Quantity: Location and quantity to be approved by Argent East Design Review Board.

Size (refer to page 4):
N/A - Signage is applied directly to building.

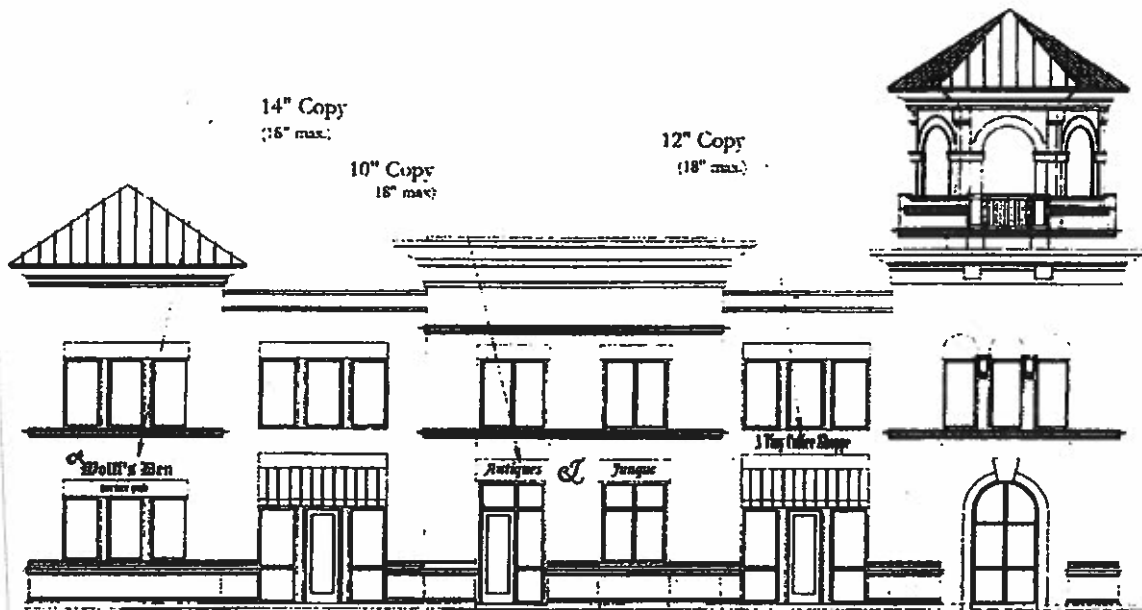
Allowable Sign Area: 1000 SF max

Materials: To Be Determined.

Colors: To Be Determined

Copy: Use a 12" min. cap height and a max letter size of 5', style TBD.

Misc: Property owner will be responsible for each sign. Lighting of sign to be approved by the Argent East Design Review Board.



Building Mounted Facade Sign

PAGE: 48

User: Used to identify Large User tenant shops located throughout the Village Center

Locations: Located on the building facade.

Quantity: (1) per tenant facade.

Size (refer to page 4): To be Determined by the Argent East Design Review Board.

Allowable Sign Area: 32 SF max plus 1.5 SF for each linear business foot over 20 feet, not to exceed 200 SF

Materials: Aluminum, architectural foam or approved alternative.

Colors: To Be Determined

Copy: Use a 9" min. cap height and a max letter size of 1'6", style TBD.

Misc: Property owner will be responsible for each sign. Lighting of sign to be approved by the Argent East Design Review Board.



Exhibit C(A)

Building Mounted Facade Sign Exhibit C (A)

PAGE: 49

1. Main Building Facade Sign:

Allowable Area: 90% of leasable width x 2'0" high
Allowable Type: See exhibit C(B)

2. Awning or Canopy Signage

(in lieu of or in addition to main building signage):

Allowable Area: Max of 40% of awing surface, or
90% of awning width x 2'0" high.

Allowable Type: See exhibit C(C) Painted valance
lettering 8" high max in addition to
main signage.

3. Blade Sign:

Allowable Area: Max of 12'0" SF. Min ht clearance
to sidewalk 8'6"

Allowable Type: See exhibit C(D)

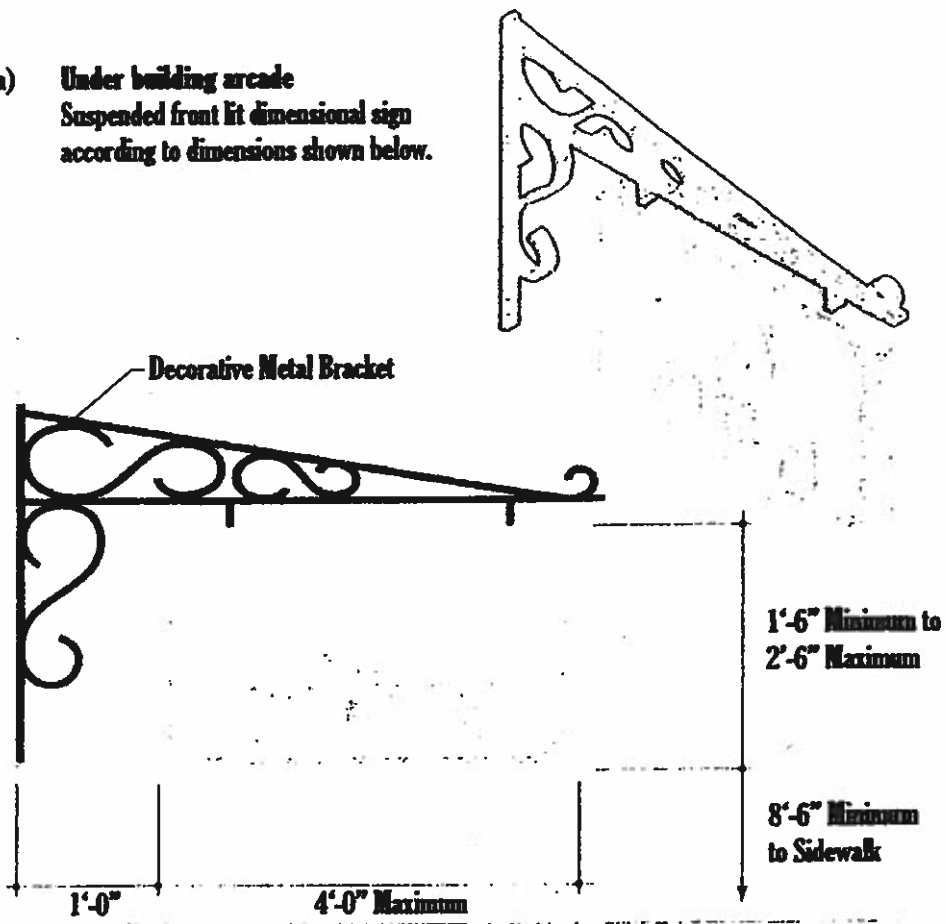
4. Storefront Window Lettering (perminant):

Allowable Area: 20% of total glazing below transom (below 8'0")
100% of total glazing above transom (above 8'0")

Allowable Type: Painted, applied vinyl

Note: Temporary window signs (seasonal sales promotions) are allowed..
The Argent East Design Review Board reserves the right to control the
amount and substance of those signs as needed.

- a) **Under building arcade**
Suspended front lit dimensional sign
according to dimensions shown below.



- b) **Canopy Condition**
graphics painted to surface of the
side of the Canopy or Awning.

Building Mounted Facade Sign
Exhibit C (D)



Mini-Directional



Temporary Mini Directional

PAGE: 51

User: Identifies individual builders or locations within Argent East providing vehicular direction to those destinations.

Locations: Throughout the community along roadways within the right of way.

Quantity: To Be Determined

Size (refer to page 4):
8' ht x 3' width

Allowable Sign Area: 9 SF (single)
& 12 SF (double)

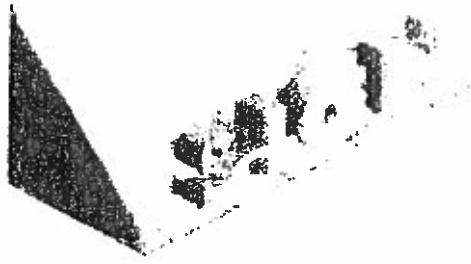
Materials: High grade wood products or approved alternate.

Colors: To Be Determined

Copy: 4-6" Letter Size and Style
TBD.

Misc: Argent East Community will be responsible for the maintenance of the Temporary Sign Program. Sign illumination to be determined by master developer.

- a) **Individual dimensional backlit letters**
Each letter is an independent lightbox
the shape of the character.



- b) **Open channel letters w/ exposed neon**
each letter is an independent open channel
character w/ exposed neon. Side returns
are deeper than the neon.



- c) **Painted frontlit graphics**
Graphics painted to surface of
Canopy or Awning.



Exhibits

COMMUNITY SIGN LOCATIONS

MAP PAGES

EXHIBIT A – COMMUNITY WIDE

FUTURE

EXHIBIT B – FUTURE DEVELOPMENT

FUTURE

EXHIBIT C – VILLAGE CENTER

FUTURE

